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## ANNOUNCEMENT

### UNAUDITED SALES STATISTICS AS AT 31 DECEMBER 2020 AND NEW LAND ACQUISITIONS IN DECEMBER

The board of directors (“**Board**”) of Yuexiu Property Company Limited (“**Company**”) is pleased to announce the unaudited sales statistics as at 31 December 2020 and new land acquisitions in December as follows:

In December 2020, the value of the Company’s contracted sales (including contracted sales by joint venture projects) amounted to approximately RMB11,347 million, representing a year-on-year decrease of approximately 4%. The corresponding gross floor area (“**GFA**”) amounted to approximately 441,900 sq.m., representing a year-on-year decrease of approximately 36%.

The value of the aggregate contracted sales (including contracted sales by joint venture projects) of the Company for the period from January to December 2020 (“**Accumulated Contracted Sales**”) amounted to approximately RMB95,763 million, representing a year-on-year increase of approximately 33%. The corresponding GFA of the Accumulated Contracted Sales amounted to approximately 3,793,100 sq.m., representing a year-on-year increase of approximately 9%. The value of the Accumulated Contracted Sales accounted for approximately 119% of the 2020 contracted sales target of RMB80.2 billion.

#### NEW LAND ACQUISITIONS IN DECEMBER

In December 2020, the Company acquired an effective equity interest of 95.48% in relation to a land parcel in Guangzhou by way of land auction. The Land Parcel is part of the Jinshazhou segment in Baiyun District, Guangzhou and the GFA of the land parcel is approximately 331,900 sq.m.. It is planned for residential land use. The amount of land premium attributable to the effective interest of the Company was approximately RMB2,410 million. Under the “Residential + Supplementary Construction” model, the project company is required to carry out supplementary construction of commercial and office ancillary facilities in Guangzhou (which is separated from the land parcel). Upon completion, the supplementary construction will be transferred to the designated department of the Guangzhou Municipal Government at nil consideration. The cost of the supplementary construction attributable to the effective interest of the Company is estimated to be approximately RMB907 million.

In December 2020, the Company acquired an effective equity interest of 47.50% in relation to a land parcel in Guangzhou by way of cooperation. The land parcel is located in Fangcun Avenue, Liwan District, Guangzhou and the GFA of the land parcel is approximately 154,400 sq.m.. It is planned for residential and commercial land use. The amount of land premium attributable to the effective interest of the Company was approximately RMB1,352 million.

In December 2020, the Company acquired an effective equity interest of 9.50% in relation to a land parcel in Jiangmen by way of cooperation. The land parcel is located in Binjiang New District, Jiangmen and the GFA of the land parcel is approximately 403,800 sq.m.. It is planned for residential and commercial land use. The amount of land premium attributable to the effective interest of the Company was approximately RMB87 million.

In December 2020, the Company acquired an effective equity interest of 100% in relation to a land parcel in Nanjing by way of land auction. The land parcel is located in the Qiaolin segment, Pukou District, Nanjing and the GFA of the land parcel is approximately 103,400 sq.m.. It is planned for residential and commercial land use. The amount of land premium attributable to the effective interest of the Company was approximately RMB750 million.

In December 2020, the Company acquired an effective equity interest of 9.50% in relation to a land parcel in Ji'nan by way of cooperation. The land parcel is located in Lixia District, Ji'nan and the GFA of the land parcel is approximately 237,800 sq.m.. It is planned for residential land use. The amount of land premium attributable to the effective interest of the Company was approximately RMB222 million.

In December 2020, the Company acquired an effective equity interest of 46.55% in relation to a land parcel in Qingdao by way of cooperation. The land parcel is located in Pingdu Southern New Town, Qingdao and the GFA of the land parcel is approximately 157,200 sq.m.. It is planned for residential and commercial land use. The amount of land premium attributable to the effective interest of the Company was approximately RMB89 million.

In December 2020, the Company acquired an effective equity interest of 48.45% in relation to a land parcel in Qingdao by way of cooperation. The land parcel is located in Pingdu Southern New Town, Qingdao and the GFA of the land parcel is approximately 268,200 sq.m.. It is planned for residential and commercial land use. The amount of land premium attributable to the effective interest of the Company was approximately RMB159 million.

The above-mentioned data are unaudited and are based on the summary of internal information of the Company, which may differ from the figures to be disclosed in the audited or unaudited financial statements to be published by the Company on an annual or semi-annual basis due to various uncertainties during the process of collection and collating of such information. As such, the above data are provided for investors' reference only. Investors are advised to exercise caution and not to place undue reliance on such information when dealing in the securities of the Company. When in doubt, investors are advised to seek professional advice from professional or financial advisers.

By Order of the Board  
**Yuexiu Property Company Limited**  
**Yu Tat Fung**  
*Company Secretary*

Hong Kong, 7 January 2021

*As at the date of this announcement, the Board comprises:*

*Executive Directors: LIN Zhaoyuan (Chairman), LIN Feng, LI Feng, CHEN Jing and LIU Yan*

*Non-Executive Directors: OUYANG Changcheng*

*Independent Non-executive Directors: YU Lup Fat Joseph, LEE Ka Lun and LAU Hon Chuen Ambrose*