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**(Stock code: 00123)**

## **ANNOUNCEMENT**

### **LAND ACQUISITION**

The Board of Directors (the “**Board**”) of Yuexiu Property Company Limited (the “**Company**”) is pleased to announce that, on 23 December 2024, the Company, through Guangzhou Xinxiu Property Development Co., Ltd.\* (廣州新秀房地產開發有限公司) (“**Guangzhou Xinxiu**”), a subsidiary which the Company effectively owns 95.475%, successfully won the bid for the land parcel AH101533 at Daganwei, Industrial Avenue South, Haizhu District, Guangzhou (the “**Land Parcel at Daganwei, Industrial Avenue South, Haizhu District, Guangzhou**”) at a consideration of RMB2,023,400,000 by way of open tender.

#### **THE LAND PARCEL AT DAGANWEI, INDUSTRIAL AVENUE SOUTH, HAIZHU DISTRICT, GUANGZHOU**

The Company, through Guangzhou Xinxiu, successfully won the bid for the Land Parcel at Daganwei, Industrial Avenue South, Haizhu District, Guangzhou at a consideration of RMB2,023,400,000 by way of open tender.

The Land Parcel at Daganwei, Industrial Avenue South, Haizhu District, Guangzhou has a total site area of approximately 15,489 sq.m. and a total planned gross floor area of approximately 93,827 sq.m., of which the plot ratio accountable gross floor area amounts to approximately 60,398 sq.m.. The Land Parcel at Daganwei, Industrial Avenue South, Haizhu District, Guangzhou is intended for Class II residential use. The residential properties to be constructed on the Land Parcel at Daganwei, Industrial Avenue South, Haizhu District, Guangzhou are intended for sale.

The Land Parcel at Daganwei, Industrial Avenue South, Haizhu District, Guangzhou is subject to compulsory construction of municipal roads with a site area of approximately 991 sq.m. in accordance with the planning conditions, which shall be transferred to the department in charge of the construction of municipal roads of the Government of Haizhu District, Guangzhou upon completion at nil consideration. It is also subject to compulsory construction of public service and municipal transportation supporting facilities with a plot ratio accountable gross floor area of approximately 4,319 sq.m. in accordance with the planning conditions, of which the public service supporting facilities including the community health service station shall be transferred to the designated department of the People’s Government of Haizhu District, Guangzhou upon completion at nil consideration.

The Land Parcel at Daganwei, Industrial Avenue South, Haizhu District, Guangzhou is located in the Industrial Avenue cluster of Haizhu District, with its high-floor units on the south side enjoying a river view. It is approximately 7 kilometres away from Zhujiang New Town. The nearest subway station is Daganwei Station on Line 10, which is under construction and its first section is expected to be operational in 2025. The Land Parcel is connected by Ruibao Road to Nanzhou Road, a main trunk, on its north side, with a 10.8-kilometre drive from Zhujiang New Town. The Land Parcel at Daganwei, Industrial Avenue South, Haizhu District, Guangzhou is located in an area that boasts well-developed living facilities and a strong living atmosphere. In terms of educational resources, there is Guangzhou Haizhu Foreign Language School Affiliated Second Primary School 1.6 kilometres away from the Land Parcel. In terms of medical resources, there are Branch Center, the Second Affiliated Hospital, Zhongshan (Sun Yat-sen) University (Grade A Tertiary) and others within the area. In terms of commercial resources, it is adjacent to certain commercial complexes. In terms of leisure facilities, it is about a 150-metre walk from Huandao Road, which enjoys a river view of the last section of the Pearl River, and it has a linear distance of 1.4 kilometres from Haizhu Children's Park on its east side.

The Board is of the view that the acquisition of the Land Parcel at Daganwei, Industrial Avenue South, Haizhu District, Guangzhou by the Company at a reasonable cost will add to the Company's quality land bank and further consolidate its strategic position in Guangzhou.

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

\* *For identification purpose only*

Hong Kong, 23 December 2024

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

*Executive Directors:* LIN Zhaoyuan (Chairman), ZHU Huisong, HE Yuping, CHEN Jing and LIU Yan

*Non-Executive Directors:* ZHANG Yibing and SU Junjie

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