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(Incorporated in Hong Kong with limited liability)

(Stock code: 00123)

ANNOUNCEMENT

UNAUDITED SALES STATISTICS AS AT 31 DECEMBER 2024 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 2024 and new land acquisitions in December as follows:

MONTHLY CONTRACTED SALES

In December 2024, the value of the Company’s contracted sales (including contracted sales of projects of joint ventures and associates) amounted to approximately RMB13,511 million, representing a year- on-year increase of approximately 48.1%. The corresponding gross floor area (“**GFA**”) of the contracted sales amounted to approximately 489,200 sq.m., representing a year-on-year increase of approximately 23.2%.

The value of the aggregate contracted sales (including contracted sales of projects of joint ventures and associates) of the Company for the period from January to December 2024 (“**Accumulated Contracted Sales**”) amounted to approximately RMB114.54 billion, representing a year-on-year decrease of approximately 19.4%. The corresponding GFA of the Accumulated Contracted Sales amounted to approximately 3,921,800 sq.m., representing a year-on-year decrease of approximately 11.9%. The value of the Accumulated Contracted Sales accounted for approximately 77.9% of the 2024 contracted sales target of RMB147.0 billion.

NEW LAND ACQUISITIONS

In December 2024, the Company through its subsidiary acquired an effective equity interest of approximately 95.48% in relation to a land parcel in Guangzhou by way of land auction. The land parcel is located in Old Dongshan section, Yuexiu District, Guangzhou, and the total planned GFA of the land parcel is approximately 29,861 sq.m.. It is planned for residential use. The amount of land premium attributable to the effective equity interest of the Company was approximately RMB569 million.

In December 2024, the Company through its subsidiary acquired an effective equity interest of approximately 95.48% in relation to a land parcel in Guangzhou by way of land auction. The land parcel is located in the Xingangxi cluster in the central and western part of Haizhu District, Guangzhou, and the total planned GFA of the land parcel is approximately 88,790 sq.m.. It is planned for Class II residential use. The amount of land premium attributable to the effective equity interest of the Company was approximately RMB1,815 million.

In December 2024, the Company through its subsidiary acquired an effective equity interest of approximately 95.48% in relation to a land parcel in Guangzhou by way of land auction. The land parcel is located in the Industrial Avenue cluster of Haizhu District, Guangzhou, and the total planned GFA of the land parcel is approximately 93,827 sq.m.. It is planned for Class II residential use. The amount of land premium attributable to the effective equity interest of the Company was approximately RMB1,932 million.

In December 2024, the Company through its subsidiary acquired an effective equity interest of approximately 66.50% in relation to a land parcel in Shanghai by way of cooperation. The land parcel is located in the Changning-Hongqiao cluster, Shanghai, and the total planned GFA of the land parcel is approximately 39,305 sq.m.. It is planned for Class III residential use. The amount of land premium attributable to the effective equity interest of the Company was approximately RMB1,451 million.

In December 2024, the Company through its subsidiary acquired an effective equity interest of approximately 13.59% in relation to a land parcel in Xi'an by way of cooperation. The land parcel is located in Gaoxin District, Xi'an, and the total planned GFA of the land parcel is approximately 67,067 sq.m.. It is planned for residential use. The amount of land premium attributable to the effective equity interest of the Company was approximately RMB74 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, 10 January 2025

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

<i>Executive Directors:</i>	<i>LIN Zhaoyuan (Chairman), ZHU Huisong, JIANG Guoxiong, HE Yuping, CHEN Jing and LIU Yan</i>
<i>Non-Executive Directors:</i>	<i>ZHANG Yibing and SU Junjie</i>
<i>Independent Non-executive Directors:</i>	<i>YU Lup Fat Joseph, LEE Ka Lun, LAU Hon Chuen Ambrose and CHEUNG Kin Sang</i>