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(Incorporated in Hong Kong with limited liability)

(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 1 April 2025, the Company, through Hangzhou Yueshen Property Development Co., Ltd.* (杭州越樂房地產開發有限公司) (“**Hangzhou Yueshen**”), a subsidiary which the Company effectively owns 59.8376%, successfully won the bid for the land parcel GS1004-08-1 at Former Yunhe New Town Unit, Gongshu District, Hangzhou (the “**Land Parcel 08-1 at Yunhe New Town, Gongshu District, Hangzhou**”) at a consideration of RMB1,100,520,000 by way of open tender.

THE LAND PARCEL 08-1 AT YUNHE NEW TOWN, GONGSHU DISTRICT, HANGZHOU

The Company, through Hangzhou Yueshen, successfully won the bid for the Land Parcel 08-1 at Yunhe New Town, Gongshu District, Hangzhou at a consideration of RMB1,100,520,000 by way of open tender.

The Land Parcel 08-1 at Yunhe New Town, Gongshu District, Hangzhou has a total site area of approximately 16,537 sq.m. and a total planned gross floor area of approximately 47,470 sq.m., of which the plot ratio accountable gross floor area amounts to approximately 28,113 sq.m.. The Land Parcel 08-1 at Yunhe New Town, Gongshu District, Hangzhou is intended for residential use. The residential properties to be constructed on the Land Parcel 08-1 at Yunhe New Town, Gongshu District, Hangzhou are intended for sale.

The Land Parcel 08-1 at Yunhe New Town, Gongshu District, Hangzhou is located at the core of the southern section of Yunhe New Town in Gongshu District, 200 metres west of the Beijing-Hangzhou Grand Canal and 2.1 kilometres straight-line away from the Gongshu District Government. The Yunhe New Town cluster is positioned as a northern urban sub-centre that integrates residential, business offices, trade and logistics, tourism and leisure, cultural creativity and headquarters economy, taking advantage of the historical and cultural heritage of the Grand Canal. In terms of supporting facilities, the Yun He Wan Complex, currently under

construction, is located on the eastern side of the Land Parcel, in addition to other commercial centres nearby. It is rich in medical resources, with the Affiliated Hospital of Hangzhou Normal University (a Grade A tertiary hospital) and the Sir Run Run Shaw Hospital Grand Canal Branch (a Grade A tertiary hospital) in the surrounding area. The Land Parcel is within walking distance of 1.6 kilometres from the Xiangyuan Road Station of Metro Line 10 and approximately 200 metres from the Xiangyuan Road Station of Metro Line 14 (under planning). To the south, it is adjacent to the Wenlan Experimental School (Yunhewan Campus) and the corresponding junior high school is the Xinglan Middle School Affiliated to Zhejiang Normal University, providing high-quality school district resources.

The Board is of the view that the acquisition of the Land Parcel 08-1 at Yunhe New Town, Gongshu District, Hangzhou by the Company at a reasonable cost will add to the Company's quality land bank and further consolidate its strategic position in Hangzhou.

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

Hong Kong, 1 April 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>