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*(Incorporated in Hong Kong with limited liability)*

**(Stock code: 00123)**

## **ANNOUNCEMENT**

### **UNAUDITED SALES STATISTICS AS AT 30 APRIL 2025 AND NEW LAND ACQUISITIONS IN APRIL**

The board of directors (“**Board**”) of Yuexiu Property Company Limited (“**Company**”) is pleased to announce the unaudited sales statistics as at 30 April 2025 and new land acquisitions in April as follows:

#### **MONTHLY CONTRACTED SALES**

In April 2025, the value of the Company’s contracted sales (including contracted sales of projects of joint ventures and associates) amounted to approximately RMB10,293 million, representing a year-on-year increase of approximately 23.8%. The corresponding gross floor area (“**GFA**”) of the contracted sales amounted to approximately 229,300 sq.m., representing a year-on-year decrease of approximately 28.0%.

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 April 2025 (“**Accumulated Contracted Sales**”) amounted to approximately RMB41,120 million, representing a year-on-year increase of approximately 37.0%. The corresponding GFA of the Accumulated Contracted Sales amounted to approximately 924,500 sq.m., representing a year-on-year decrease of approximately 9.6%. The value of the Accumulated Contracted Sales accounted for approximately 34.1% of the 2025 contracted sales target of RMB120.5 billion.

#### **NEW LAND ACQUISITIONS**

In April 2025, the Company through its subsidiary acquired an effective equity interest of approximately 27.77% in relation to a land parcel in Guangzhou by way of land auction. The land parcel is located in Shatai Road, Baiyun District, Guangzhou, and the total planned GFA of the land parcel is approximately 63,500 sq.m.. It is planned for residential use. The amount of land premium attributable to the effective equity interest of the Company was approximately RMB393 million.

In April 2025, the Company through its subsidiary acquired an effective equity interest of approximately 27.77% in relation to a land parcel in Guangzhou by way of land auction. The land parcel is located in Jiahewanggang Segment, Baiyun District, Guangzhou, and the total planned GFA of the land parcel is approximately 69,000 sq.m.. It is planned for residential use. The amount of land premium attributable to the effective equity interest of the Company was approximately RMB134 million.

In April 2025, the Company through its subsidiary acquired an effective equity interest of approximately 27.77% in relation to a land parcel in Guangzhou by way of land auction. The land parcel is located in Jiahewanggang Segment, Baiyun District, Guangzhou, and the total planned GFA of the land parcel is approximately 60,600 sq.m.. It is planned for residential use. The amount of land premium attributable to the effective equity interest of the Company was approximately RMB180 million.

In April 2025, the Company through its subsidiary acquired an effective equity interest of approximately 51.39% in relation to a land parcel in Guangzhou by way of urban renewal. The land parcel is located in Panyu District, Guangzhou, and the total planned GFA of the land parcel is approximately 64,400 sq.m.. It is planned for residential use. The amount of land premium attributable to the effective equity interest of the Company was approximately RMB133 million.

In April 2025, the Company through its subsidiary formed a union with third parties acquired an effective equity interest of approximately 16.23% in relation to a land parcel in Beijing by way of open tender. The land parcel is located in Chaoyang District, Beijing, and the total planned GFA of the land parcel is approximately 313,283 sq.m.. It is planned for Class II residential and comprehensive commercial and financial services uses. The amount of land premium attributable to the effective equity interest of the Company was approximately RMB2,045 million.

In April 2025, the Company through its subsidiary acquired an effective equity interest of approximately 59.84% in relation to a land parcel in Hangzhou by way of land auction. The land parcel is located in Yunhe New Town, Gongshu District, Hangzhou, and the total planned GFA of the land parcel is approximately 47,470 sq.m.. It is planned for residential use. The amount of land premium attributable to the effective equity interest of the Company was approximately RMB659 million.

In April 2025, the Company through its subsidiary acquired an effective equity interest of approximately 59.84% in relation to a land parcel in Hangzhou by way of land auction. The land parcel is located in Lin'an District, Hangzhou, and the total planned GFA of the land parcel is approximately 51,100 sq.m.. It is planned for residential use. The amount of land premium attributable to the effective equity interest of the Company was approximately RMB152 million.

In April 2025, the Company through its subsidiary acquired an effective equity interest of approximately 46.55% in relation to a land parcel in Xi'an by way of land auction. The land parcel is located in Kunmingchi Segment, Xixian New District, Xi'an, and the total planned GFA of the land parcel is approximately 223,800 sq.m.. It is planned for residential use. The amount of land premium attributable to the effective equity interest of the Company was approximately RMB591 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, 8 May 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>