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(Incorporated in Hong Kong with limited liability)

(Stock code: 00123)

ANNOUNCEMENT

UNAUDITED SALES STATISTICS AS AT 30 JUNE 2025 AND NEW LAND ACQUISITION IN JUNE

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

MONTHLY CONTRACTED SALES

In June 2025, the value of the Company’s contracted sales (including contracted sales of projects of joint ventures and associates) amounted to approximately RMB10,800 million, representing a year-on-year decrease of approximately 29.4%. The corresponding gross floor area (“**GFA**”) of the contracted sales amounted to approximately 293,000 sq.m., representing a year-on-year decrease of approximately 39.7%.

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 June 2025 (“**Accumulated Contracted Sales**”) amounted to approximately RMB61,500 million, representing a year-on-year increase of approximately 11.0%. The corresponding GFA of the Accumulated Contracted Sales amounted to approximately 1,462,100 sq.m., representing a year-on-year decrease of approximately 22.2%. The value of the Accumulated Contracted Sales accounted for approximately 51.0% of the 2025 contracted sales target of RMB120.5 billion.

NEW LAND ACQUISITION

In June 2025, the Company through its subsidiary acquired an effective equity interest of approximately 28.64% in relation to a land parcel in Beijing by way of cooperation. The land parcel is located in Changping District, Beijing, and the total planned GFA of the land parcel is approximately 128,800 sq.m.. It is planned for residential use. The amount of land premium attributable to the effective equity interest of the Company was approximately RMB686 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, 3 July 2025

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

Executive Directors: LIN Zhaoyuan (Chairman), ZHU Huisong, JIANG Guoxiong, 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