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越秀地產股份有限公司 YUEXIU PROPERTY COMPANY LIMITED

(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 16 September 2025, the Company, through Hangzhou Yuelong Property Development Co., Ltd.* (杭州越瓏房地產開發有限公司) (“**Hangzhou Yuelong**”), a subsidiary which the Company effectively owns 95% interest, successfully won the bid for the land parcel GS120103-09 at Kangqiao Unit, Gongshu District, Hangzhou (the “**Land Parcel at Kangqiao, Gongshu District, Hangzhou**”) at a consideration of RMB1,330,070,000 by way of open tender.

THE LAND PARCEL AT KANGQIAO, GONGSHU DISTRICT, HANGZHOU

The Company, through Hangzhou Yuelong, successfully won the bid for the Land Parcel at Kangqiao, Gongshu District, Hangzhou at a consideration of RMB1,330,070,000 by way of open tender.

The Land Parcel at Kangqiao, Gongshu District, Hangzhou has a site area of approximately 34,165 sq.m. and a total gross floor area of approximately 98,001 sq.m., of which the plot ratio accountable gross floor area amounts to approximately 64,914 sq.m.. The Land Parcel at Kangqiao, Gongshu District, Hangzhou is intended for residential use. The residential properties to be constructed on the Land Parcel at Kangqiao, Gongshu District, Hangzhou are intended for sale.

Pursuant to the restrictions on planning, the Land Parcel at Kangqiao, Gongshu District, Hangzhou is subject to supplementary construction of a nursery institution, a community center for children development and a community canteen with a gross floor area of not less than 400 sq.m., 400 sq.m. and 350 sq.m., respectively. Upon completion, the ownership of these facilities will be transferred to the designated governmental department at nil consideration.

The Land Parcel at Kangqiao, Gongshu District, Hangzhou is located in the center of Yunhe New Town, adjacent to the Yuhang North New Town. It is approximately 750 metres away from the Beijing-Hangzhou Grand Canal, with a straight line distance of 4.5 kilometres and 14.1 kilometres away from the Gongshu District Government and the Municipal Government, respectively. 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. In terms of supporting facilities, the land parcel is approximately 550 metres away from the Ping'anqiao Station of Metro Lines 4 and 15 (under construction). About 600 metres away to the south lies Hangzhou Yucai Dachengbei School. Within a 3-kilometre radius, there are various high-quality supporting facilities, including the Grand Canal Branch of Sir Run Run Shaw Hospital, affiliated with the Zhejiang University School of Medicine, commercial centres, and medical centres.

The Board is of the view that the acquisition of the Land Parcel at Kangqiao, 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, 16 September 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

* *For identification purpose only*