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**NOTICE OF LISTING ON  
THE STOCK EXCHANGE OF HONG KONG LIMITED  
JOY DELIGHT INTERNATIONAL LIMITED  
愉欣國際有限公司**  
(incorporated in the British Virgin Islands with limited liability)  
(the “Issuer”)

**CNY2,850,000,000 3.30 per cent. Guaranteed Green Notes due 2028**  
(Stock code: 85083)  
(the “Notes”)

**Unconditionally and Irrevocably Guaranteed by**

 **越秀地產股份有限公司**  
**YUEXIU PROPERTY COMPANY LIMITED**  
**YUEXIU PROPERTY COMPANY LIMITED**  
**越秀地產股份有限公司**  
(incorporated in Hong Kong with limited liability)  
(Stock code: 00123)  
(the “Guarantor”)

***Joint Global Coordinators, Joint Lead Managers and Joint Bookrunners***

**CITIC Securities      DBS Bank Ltd.      Yue Xiu Securities      Chong Hing Bank      China Securities International**

***Joint Lead Managers and Joint Bookrunners***

**BOB International      China International Capital Corporation      China Zheshang Bank Co., Ltd. (Hong Kong Branch)      CMB International      CMBC Capital**  
**CNCB Capital      Guotai Junan International      Haitong International      Hua Xia Bank Co., Limited Hong Kong Branch**  
**ICBC International      J.P. Morgan      Luso Bank Ltd.**

***Joint Green Structuring Advisors***

**CITIC Securities**

**DBS Bank Ltd.**

Application has been made to The Stock Exchange of Hong Kong Limited for the listing of, and permission to deal in the Notes, as described in the offering circular dated 24 October 2025 prepared in respect of the Notes, by way of debt issues to professional investors (as defined in Chapter 37 of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited) only. The listing of, and permission to deal in the Notes, is expected to become effective on or about 4 November 2025.

Hong Kong, 3 November 2025

*As at the date of this announcement, the board of directors of the Issuer comprises XIE Bin, WEI Kai and LUO Ruidong.*

*As at the date of this announcement, the board of directors of the Guarantor 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*