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(Incorporated in Hong Kong with limited liability)
(Stock code: 00123)

ANNOUNCEMENT

UNAUDITED SALES STATISTICS AS AT 31 OCTOBER 2025 AND NEW LAND ACQUISITIONS IN OCTOBER

The board of directors (“**Board**”) of Yuexiu Property Company Limited (“**Company**”) is pleased to announce the unaudited sales statistics as at 31 October 2025 and new land acquisitions in October as follows:

MONTHLY CONTRACTED SALES

In October 2025, the value of the Company’s contracted sales (including contracted sales of projects of joint ventures and associates) amounted to approximately RMB12,290 million, representing a year-on-year decrease of approximately 8.0%. The corresponding gross floor area (“**GFA**”) of the contracted sales amounted to approximately 272,400 sq.m., representing a year-on-year decrease of approximately 42.0%.

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 October 2025 (“**Accumulated Contracted Sales**”) amounted to approximately RMB92,102 million, representing a year-on-year increase of approximately 1.2%. The corresponding GFA of the Accumulated Contracted Sales amounted to approximately 2,320,800 sq.m., representing a year-on-year decrease of approximately 25.1%. The value of the Accumulated Contracted Sales accounted for approximately 76.4% of the 2025 contracted sales target of RMB120.5 billion.

NEW LAND ACQUISITIONS

In October 2025, the Company, through its subsidiary which the Company effectively owns 95.475% interest, acquired two neighbouring land parcels in Guangzhou by way of land auction. The two land parcels are located at the Guangdan-Guangtang area in the Tianhe Intelligence Valley, Tianhe District, Guangzhou, and the total GFA of the land parcels is approximately 62,452 sq.m., and 105,491 sq.m., respectively. They are planned for residential use. The amount of land premium attributable to the effective equity interest of the Company was approximately RMB1,221 million and RMB2,106 million, respectively.

In October 2025, the Company, through its subsidiary which the Company effectively owns 95.475% interest, acquired a land parcel in Guangzhou by way of land auction. The land parcel is located in Dashi Subdistrict, Panyu District, Guangzhou, and the total GFA of the land parcel is approximately 114,771 sq.m.. It is planned for residential use. The amount of land premium attributable to the effective equity interest of the Company was approximately RMB1,140 million.

In October 2025, the Company, through a union formed its subsidiary which the Company effectively owns 95.00% interest and independent third-party companies, acquired an effective equity interest of 20% in relation to a land parcel in Shanghai by way of land auction. The land parcel is located within the Inner Ring Road of Jing'an District, Shanghai, and the total GFA of the land parcel is approximately 153,943 sq.m.. It is planned for residential and cultural uses. The amount of land premium attributable to the effective equity interest of the Company was approximately RMB1,470 million.

In October 2025, the Company, through its subsidiary which the Company effectively owns 95.00% interest, acquired a land parcel in Chengdu by way of land auction. The land parcel is located at the centre of Cuijiadian area in Chenghua District, Chengdu, and the total GFA of the land parcel is approximately 115,174 sq.m.. It is planned for residential use. The amount of land premium attributable to the effective equity interest of the Company was approximately RMB1,255 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, 4 November 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