

Hong Kong Exchanges and Clearing Limited and The Stock Exchange of Hong Kong Limited take no responsibility for the contents of this notice, make no representation as to its accuracy or completeness and expressly disclaim any liability whatsoever for any loss howsoever arising from or in reliance upon the whole or any part of the contents of this notice.



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

(Incorporated in Hong Kong with limited liability)

(Stock code: 00123)

NOTICE OF GENERAL MEETING

NOTICE IS HEREBY GIVEN that a general meeting of Yuexiu Property Company Limited (the “**Company**”) will be held at Plaza I–IV, Basement 3, Novotel Century Hong Kong, 238 Jaffe Road, Wanchai, Hong Kong on Thursday, 18 December 2025 at 11:30 a.m. (the “**General Meeting**”), to consider and, if thought fit, pass, with or without amendments, the following resolution below as an ordinary resolution.

Words and expressions that are not expressly defined in this Notice of General Meeting shall bear the same meaning as that defined in the circular to shareholders of the Company dated 2 December 2025 (the “**Circular**”).

ORDINARY RESOLUTION

1 “**THAT:**

- (a) the 2026 Bank Deposits And Ancillary Services Agreement and the consummation of transactions contemplated thereunder (including the New Annual Caps) as more particularly described in the Circular and on the terms and conditions set out in the 2026 Bank Deposits And Ancillary Services Agreement be hereby approved, confirmed and ratified;
- (b) any one Director be and is hereby authorised, for and on behalf of the Company, to complete and do all such acts or things (including signing and executing all such documents, instruments and agreements as may be required, including under seal where applicable) as the Company, such Director or, as the case may be, the Board may consider necessary, desirable or expedient or in the interest of the Company to give effect to the terms of the matters contemplated under the 2026 Bank Deposits And Ancillary Services Agreement and all transactions contemplated thereunder and all other matters incidental thereto or in connection therewith.”

By Order of the Board of
Yuexiu Property Company Limited
YU Tat Fung
Company Secretary

Hong Kong, 2 December 2025

Registered office:
26/F, Yue Xiu Building
160 Lockhart Road
Wanchai
Hong Kong

Notes:

1. Any member entitled to attend and vote at the General Meeting is entitled to appoint one or more proxies to attend and, on a poll, vote instead of him/her. A proxy need not be a member of the Company.
2. To be valid, a proxy form and the power of attorney or other authority, if any, under which it is executed or a notarially certified copy of such authority, must be deposited with the share registrar of the Company, Tricor Investor Services Limited, at 17/F, Far East Finance Centre, 16 Harcourt Road, Hong Kong, not less than 48 hours before the time appointed for holding the General Meeting or any adjourned meeting or postponed meeting thereof.
3. Completion and return of the proxy form will not preclude members from attending and voting in person at the General Meeting or at any adjourned meeting or postponed meeting thereof (as the case may be) should they so wish, and in such event, the proxy form shall be deemed to be revoked.
4. Where there are joint registered holders of any share, any one of such joint holders may vote at the General Meeting, either in person or by proxy, in respect of such share as if he/she was solely entitled thereto, but if more than one of such joint holders are present at the General Meeting, whether in person or by proxy, the joint registered holder present whose name stands first on the register of members of the Company in respect of the share(s) shall be accepted to the exclusion of the votes of the other joint registered holders.
5. The register of members of the Company will be closed from Tuesday, 16 December 2025 to Thursday, 18 December 2025, both days inclusive, during which period no transfer of shares will be registered. For the purpose of ascertaining the shareholders' eligibility to participate in the General Meeting, all properly completed transfer forms accompanied by the relevant share certificates must be lodged for registration with the Company's share registrar, Tricor Investor Services Limited, at 17/F, Far East Finance Centre, 16 Harcourt Road, Hong Kong, no later than 4:30 p.m. on Monday, 15 December 2025. The record date for the General Meeting will be Thursday, 18 December 2025.
6. Voting of the ordinary resolution set out in this notice will be by way of poll.
7. Reference to times and dates in this notice are to Hong Kong times and dates.

As at the date of this notice, 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*