

*Hong Kong Exchanges and Clearing Limited and The Stock Exchange of Hong Kong Limited take no responsibility for the contents of this announcement, 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 announcement.*

*This announcement is for information purposes only and does not constitute an invitation or a solicitation of an offer to acquire, purchase or subscribe for securities or an invitation to enter into an agreement to do any such things, nor is it calculated to invite any offer to acquire, purchase or subscribe for any securities of the Company and its subsidiaries in Hong Kong or elsewhere.*



**VOLUNTARY ANNOUNCEMENT  
THE ISSUANCE BY A SUBSIDIARY OF  
GUARANTEED CORPORATE BONDS IN THE PRC**

This is a voluntary announcement made by Yuexiu Property Company Limited (the “Company”).

References are made to the announcements of the Company dated 20 May 2025, 4 July 2025, 29 July 2025, 13 August 2025, 15 August 2025, 19 August 2025, 9 September 2025, 10 September 2025 and 12 September 2025 (collectively, the “Announcements”) in relation to the application to the China Securities Regulatory Commission and the Shanghai Stock Exchange (the “SSE”) for the registration of the public offering of corporate bonds in an aggregate principal amount of up to RMB9,600,000,000 (the “Corporate Bonds”) to be issued by Guangzhou City Construction & Development Company Limited (廣州市城市建設開發有限公司) (the “Issuer”), a 95%-owned indirect PRC subsidiary of the Company, to professional investors in the PRC and the listing of the Corporate Bonds on the SSE, the completion of the issuance of the 2025 First Tranche Corporate Bonds with an aggregate principal amount of RMB1,400,000,000 on 19 August 2025, and the completion of the issuance of the 2025 Second Tranche Corporate Bonds with an aggregate principal amount of RMB1,500,000,000 on 12 September 2025. Unless otherwise defined, capitalised terms used in this announcement shall have the same meanings as defined in the Announcements.

The Issuer has received a credit rating of “AAA” from a credit rating agency, China Chengxin International Credit Rating Co., Ltd.\* (中誠信國際信用評級有限責任公司).

## FURTHER INFORMATION OF THE ISSUER

In anticipation of the proposed further issuance of the Corporate Bonds, the Company would like to disclose the following unaudited condensed consolidated and company financial information of the Issuer for the nine months ended 30 September 2025:

### GUANGZHOU CITY CONSTRUCTION & DEVELOPMENT COMPANY LIMITED CONSOLIDATED BALANCE SHEET

AS AT 30 SEPTEMBER 2025

(All amounts in RMB unless otherwise stated)

|  | As at<br>30 September<br>2025<br>(Unaudited) | As at<br>31 December<br>2024<br>(Audited) |
|--|--|---|
| <b>Current assets:</b>                 |  |   |
| Cash and cash equivalents              | 30,195,500,406                               | 37,826,929,842                            |
| Accounts receivables                   | 789,991,126                                  | 669,715,447                               |
| Notes receivables                      | 10,064,678                                   | 56,613,825                                |
| Prepayments                            | 1,328,546,036                                | 2,110,710,744                             |
| Other receivables                      | 70,021,680,738                               | 71,255,911,042                            |
| Inventories                            | 165,803,819,791                              | 196,418,055,683                           |
| Other current assets                   | <u>15,988,829,720</u>                        | <u>14,590,036,553</u>                     |
| <b>Total current assets</b>            | <b>284,138,432,495</b>                       | <b>322,927,973,136</b>                    |
| <b>Non-current assets:</b>             |  |   |
| Non-current inventories                | 7,540,734,505                                | 7,512,890,822                             |
| Long-term equity investment            | 23,970,956,483                               | 18,798,193,856                            |
| Investment in other equity instruments | 1,006,852,382                                | 1,006,852,382                             |
| Investment properties                  | 6,814,820,000                                | 6,874,360,000                             |
| Fixed assets                           | 1,510,781,187                                | 1,630,639,183                             |
| Constructions under development        | 23,955,221                                   | 20,526,783                                |
| Right-of-use assets                    | 499,180,839                                  | 553,998,050                               |
| Intangible assets                      | 1,118,992,489                                | 898,456,332                               |
| Deferred tax assets                    | 3,214,389,117                                | 3,075,535,520                             |
| Other non-current assets               | <u>132,347,623</u>                           | <u>117,874,656</u>                        |
| <b>Total non-current assets</b>        | <b><u>45,833,009,846</u></b>                 | <b><u>40,489,327,584</u></b>              |
| <b>TOTAL ASSETS</b>                    | <b><u>329,971,442,341</u></b>                | <b><u>363,417,300,720</u></b>             |

**GUANGZHOU CITY CONSTRUCTION & DEVELOPMENT COMPANY LIMITED**  
**CONSOLIDATED BALANCE SHEET (Continued)**  
**AS AT 30 SEPTEMBER 2025**  
*(All amounts in RMB unless otherwise stated)*

|  | <b>As at<br/>30 September<br/>2025<br/>(Unaudited)</b> | <b>As at<br/>31 December<br/>2024<br/>(Audited)</b> |
|--|--|---|
| <b>Current liabilities:</b>                                      |  |   |
| Short-term borrowings  | 43,428,551   | 91,229,562  |
| Notes payables   | 187,171,341  | 254,131,190   |
| Accounts payable   | 33,523,411,130   | 41,641,783,416                                      |
| Contract liabilities   | 56,662,684,887   | 72,426,770,970                                      |
| Employee benefits payable  | 413,782,747  | 618,709,676   |
| Taxation payable   | 4,476,359,035  | 6,349,923,873                                       |
| Other payables   | 58,517,303,345   | 63,392,339,857                                      |
| Current portion of non-current liabilities                       | 17,328,585,568   | 16,960,030,283                                      |
| Other current liabilities  | <u>12,250,869,376</u>                                  | <u>14,956,909,016</u>                               |
| <b>Total current liabilities</b>                                 | <b>183,403,595,980</b>                                 | <b>216,691,827,843</b>                              |
| <b>Non-current liabilities:</b>                                  |  |   |
| Long-term borrowings   | 28,863,603,207   | 30,971,721,879                                      |
| Bonds payable  | 19,426,635,151   | 21,117,744,781                                      |
| Lease liabilities  | 477,155,166  | 488,361,826   |
| Deferred revenue   | 54,651,257   | 54,583,675  |
| Deferred tax liabilities   | 386,608,993  | 455,324,274   |
| Other non-current liabilities                                    | <u>552,292,258</u>                                     | <u>837,974,580</u>                                  |
| <b>Total non-current liabilities</b>                             | <b>49,760,946,032</b>                                  | <b>53,925,711,015</b>                               |
| <b>TOTAL LIABILITIES</b>   | <b><u>233,164,542,012</u></b>                          | <b><u>270,617,538,858</u></b>                       |
| <b>Owners' equity</b>  |  |   |
| Paid-in capital  | 6,600,000,000  | 6,600,000,000                                       |
| Capital surplus  | 19,052,671,284   | 19,052,671,284                                      |
| Other comprehensive income                                       | 1,226,239,361  | 1,226,239,361                                       |
| Surplus reserve  | 1,773,495,372  | 1,523,495,372                                       |
| Undistributed profits  | <u>20,489,180,620</u>                                  | <u>21,529,431,211</u>                               |
| <b>Total equity attributable to equity owners of the Company</b> | <b><u>49,141,586,637</u></b>                           | <b><u>49,931,837,228</u></b>                        |
| Non-controlling interests  | <u>47,665,313,692</u>                                  | <u>42,867,924,634</u>                               |
| <b>Total owners' equity</b>                                      | <b><u>96,806,900,329</u></b>                           | <b><u>92,799,761,862</u></b>                        |
| <b>TOTAL LIABILITIES AND OWNERS' EQUITY</b>                      | <b><u>329,971,442,341</u></b>                          | <b><u>363,417,300,720</u></b>                       |

**GUANGZHOU CITY CONSTRUCTION & DEVELOPMENT COMPANY LIMITED  
BALANCE SHEET OF THE COMPANY**

**AS AT 30 SEPTEMBER 2025**

*(All amounts in RMB unless otherwise stated)*

|  | <b>As at<br/>30 September<br/>2025<br/>(Unaudited)</b> | <b>As at<br/>31 December<br/>2024<br/>(Audited)</b> |
|--|--|---|
| <b>Current assets:</b>                 |  |   |
| Cash and cash equivalents              | 8,070,242,990  | 4,682,784,921                                       |
| Accounts receivables                   | 6,853,937  | 6,697,410   |
| Prepayments                            | 49,447,409   | 41,220,844  |
| Other receivables                      | 128,581,597,682  | 138,372,725,098                                     |
| Inventories                            | 507,086,820  | 514,525,190   |
| Other current assets                   | <u>72,757,369</u>                                      | <u>28,651,167</u>                                   |
| <b>Total current assets</b>            | <b>137,287,986,207</b>                                 | <b>143,646,604,630</b>                              |
| <b>Non-current assets:</b>             |  |   |
| Long-term equity investment            | 9,393,365,257  | 6,184,571,257                                       |
| Investment in other equity instruments | 962,668,000  | 962,668,000   |
| Investment properties                  | 606,040,000  | 650,010,000   |
| Fixed assets                           | 29,471,795   | 32,053,608  |
| Right-of-use assets                    | <u>60,724,780</u>                                      | <u>2,733,712</u>                                    |
| <b>Total non-current assets</b>        | <b><u>11,052,269,832</u></b>                           | <b><u>7,832,036,577</u></b>                         |
| <b>TOTAL ASSETS</b>                    | <b><u>148,340,256,039</u></b>                          | <b><u>151,478,641,207</u></b>                       |

**GUANGZHOU CITY CONSTRUCTION & DEVELOPMENT COMPANY LIMITED**

**BALANCE SHEET OF THE COMPANY (Continued)**

**AS AT 30 SEPTEMBER 2025**

*(All amounts in RMB unless otherwise stated)*

|   | <b>As at<br/>30 September<br/>2025<br/>(Unaudited)</b> | <b>As at<br/>31 December<br/>2024<br/>(Audited)</b> |
|---|--|---|
| <b>Current liabilities:</b>                 |  |   |
| Accounts payable                            | 226,436,017  | 235,111,743   |
| Contract liabilities                        | 224,192,040  | 236,272,848   |
| Employee benefits payable                   | 46,227,640   | 117,298,383   |
| Taxation payable                            | 156,408  | 60,125,284  |
| Other payables                              | 112,283,132,051  | 113,139,424,029                                     |
| Other current liabilities                   | —  | 17,689,782  |
| Current portion of non-current liabilities  | <u>4,259,078,736</u>                                   | <u>5,158,566,664</u>                                |
| <b>Total current liabilities</b>            | <b><u>117,039,222,892</u></b>                          | <b><u>118,964,488,733</u></b>                       |
| <b>Non-current liabilities:</b>             |  |   |
| Bonds payable                               | 22,021,986,585   | 21,117,744,781                                      |
| Lease liabilities                           | 61,779,967   | 2,151,775   |
| Deferred tax liabilities                    | <u>109,008,205</u>                                     | <u>153,255,536</u>                                  |
| <b>Total non-current liabilities</b>        | <b><u>22,192,774,757</u></b>                           | <b><u>21,273,152,092</u></b>                        |
| <b>TOTAL LIABILITIES</b>                    | <b><u>139,231,997,649</u></b>                          | <b><u>140,237,640,825</u></b>                       |
| <b>Owners' equity:</b>                      |  |   |
| Paid-in capital                             | 6,600,000,000  | 6,600,000,000                                       |
| Other comprehensive income                  | 591,578,633  | 591,578,633   |
| Surplus reserve                             | 1,773,495,372  | 1,523,495,372                                       |
| Undistributed profits                       | <u>143,184,385</u>                                     | <u>2,525,926,377</u>                                |
| <b>Total owners' equity</b>                 | <b><u>9,108,258,390</u></b>                            | <b><u>11,241,000,382</u></b>                        |
| <b>TOTAL LIABILITIES AND OWNERS' EQUITY</b> | <b><u>148,340,256,039</u></b>                          | <b><u>151,478,641,207</u></b>                       |

**GUANGZHOU CITY CONSTRUCTION & DEVELOPMENT COMPANY LIMITED  
CONSOLIDATED INCOME STATEMENTS**

*FOR THE NINE MONTHS ENDED 30 SEPTEMBER 2025*

*(All amounts in RMB unless otherwise stated)*

|   | <b>Nine months<br/>ended<br/>30 September<br/>2025<br/>(Unaudited)</b> |
|---|--|
| <b>Revenue</b>  | <b>53,195,074,885</b>  |
| Less: Cost of sales   | 47,851,700,091   |
| Taxes and surcharges  | 381,210,322  |
| Selling and distribution expenses                           | 1,676,269,375  |
| General and administrative expenses                         | 495,606,073  |
| Finance income  | (158,656,638)  |
| Including: Interest expenses                                | —  |
| Interest income   | 312,377,723  |
| Add: Other gains  | 22,445,752   |
| Investment income   | 1,504,847,230  |
| Including: Share of profit of associates and joint ventures | 1,416,228,700  |
| Losses arising from changes in fair value                   | (9,640,000)  |
| Impairment losses on assets                                 | (548,210,741)  |
| Gains on disposal of assets                                 | <u>18,196,957</u>  |
| <b>Operating profit</b>                                     | <b>3,936,584,860</b>   |
| Add: Non-operating income                                   | 37,299,342   |
| Less: Non-operating expenses                                | <u>23,467,017</u>  |
| <b>Total profit</b>   | <b>3,950,417,185</b>   |
| Less: Income tax expenses                                   | <u>805,959,964</u>   |

**GUANGZHOU CITY CONSTRUCTION & DEVELOPMENT COMPANY LIMITED**  
**CONSOLIDATED INCOME STATEMENTS (Continued)**  
**FOR THE NINE MONTHS ENDED 30 SEPTEMBER 2025**  
*(All amounts in RMB unless otherwise stated)*

|  | <b>Nine months<br/>ended<br/>30 September<br/>2025<br/>(Unaudited)</b> |
|--|--|
| <b>Net profit</b>  | <b><u>3,144,457,221</u></b>  |
| (I) Classification according to ownership:                     |  |
| Attributable to equity owners of the Company                   | 1,459,749,409  |
| Attributable to Non-controlling interests                      | 1,684,707,812  |
| (II) Classification according to the continuity of operations: |  |
| Net profit from continuing operations                          | 3,144,457,220  |
| Net profit from discontinued operations                        | —  |
| <b>Other comprehensive income, net of tax</b>                  | <u>—</u>   |
| Attributable to equity owners of the Company                   | —  |
| Attributable to Non-controlling interests                      | —  |
| <b>Total comprehensive income</b>                              | <b><u>3,144,457,221</u></b>  |
| Attributable to equity owners of the Company                   | 1,459,749,409  |
| Attributable to Non-controlling interests                      | 1,684,707,812  |

**GUANGZHOU CITY CONSTRUCTION & DEVELOPMENT COMPANY LIMITED**  
**INCOME STATEMENTS OF THE COMPANY**  
*FOR THE NINE MONTHS ENDED 30 SEPTEMBER 2025*  
*(All amounts in RMB unless otherwise stated)*

|  | <b>Nine months<br/>ended<br/>30 September<br/>2025<br/>(Unaudited)</b> |
|--|--|
| <b>Revenue</b>   | <b>131,571,811</b>   |
| Less: Cost of sales  | 82,914,821   |
| Taxes and surcharges   | 19,948,794   |
| Selling and distribution expenses                                  | 19,181,137   |
| General and administrative expenses                                | 118,371,183  |
| Finance expenses   | 588,974,549  |
| Including: Interest expenses                                       | 590,957,036  |
| Interest income  | 122,976,210  |
| Add: Other gains   | 1,239,351  |
| Investment income  | 762,487,313  |
| Including: Share of profit/(loss) of associates and joint ventures | —  |
| Gains arising from changes in fair value                           | 5,930,000  |
| Gains on disposal of assets  | <u>272,249</u>   |
| <b>Operating profit</b>  | <b>72,110,240</b>  |
| Add: Non-operating income  | 1,014,178  |
| Less: Non-operating expenses                                       | <u>113,742</u>   |
| <b>Total profit</b>  | <b>73,010,676</b>  |
| Less: Income tax expenses  | <u>(44,247,332)</u>  |
| <b>Net profit</b>  | <b><u>117,258,008</u></b>  |
| Classification according to the continuity of operations:          |  |
| Net profit from continuing operations                              | 117,258,008  |
| Net profit from discontinued operations                            | —  |
| <b>Other comprehensive income, net of tax</b>                      | <u>—</u>   |
| <b>Total comprehensive income</b>                                  | <b><u>117,258,008</u></b>  |

**GUANGZHOU CITY CONSTRUCTION & DEVELOPMENT COMPANY LIMITED  
CONSOLIDATED CASH FLOW STATEMENTS**

*FOR THE NINE MONTHS ENDED 30 SEPTEMBER 2025*

*(All amounts in RMB unless otherwise stated)*

**Nine months  
ended  
30 September  
2025  
(Unaudited)**

**I. Cash flows from operating activities:**

|  |                      |
|--|----------------------|
| Cash received from sales of goods or rendering of services | 43,982,922,397       |
| Cash received relating to other operating activities       | <u>6,075,950,944</u> |

|                                  |                              |
|----------------------------------|------------------------------|
| <b>Sub-total of cash inflows</b> | <b><u>50,058,873,341</u></b> |
|----------------------------------|------------------------------|

|  |                        |
|--|------------------------|
| Cash paid for goods and services                 | (28,647,658,257)       |
| Cash paid to and on behalf of employees          | (634,081,747)          |
| Payments of taxes and surcharges                 | (6,547,625,909)        |
| Cash paid relating to other operating activities | <u>(2,192,129,658)</u> |

|                                   |                                |
|-----------------------------------|--------------------------------|
| <b>Sub-total of cash outflows</b> | <b><u>(38,021,495,571)</u></b> |
|-----------------------------------|--------------------------------|

|   |                              |
|---|------------------------------|
| <b>Net cash flows generated from operating activities</b> | <b><u>12,037,377,770</u></b> |
|---|------------------------------|

**II. Cash flows from investing activities:**

|   |                      |
|---|----------------------|
| Cash received from returns on investments   | 283,346,576          |
| Cash received from distribution of dividends or profits                                       | —                    |
| Net cash received from disposal of fixed assets, intangible assets and other long-term assets | 2,518,381            |
| Cash received relating to other activities  | <u>3,576,862,723</u> |

|                                  |                             |
|----------------------------------|-----------------------------|
| <b>Sub-total of cash inflows</b> | <b><u>3,862,727,680</u></b> |
|----------------------------------|-----------------------------|

|   |                        |
|---|------------------------|
| Cash paid to acquire fixed assets, intangible assets and other long-term assets | (306,972,363)          |
| Cash paid for equity investments  | (2,776,172,050)        |
| Cash paid relating to other investing activities                                | <u>(3,495,298,792)</u> |

|                                   |                               |
|-----------------------------------|-------------------------------|
| <b>Sub-total of cash outflows</b> | <b><u>(6,578,443,205)</u></b> |
|-----------------------------------|-------------------------------|

|  |                               |
|--|-------------------------------|
| <b>Net cash flows used in investing activities</b> | <b><u>(2,715,715,525)</u></b> |
|--|-------------------------------|

**GUANGZHOU CITY CONSTRUCTION & DEVELOPMENT COMPANY LIMITED**  
**CONSOLIDATED CASH FLOW STATEMENTS (Continued)**  
**FOR THE NINE MONTHS ENDED 30 SEPTEMBER 2025**  
*(All amounts in RMB unless otherwise stated)*

**Nine months  
ended  
30 September  
2025  
(Unaudited)**

**III. Cash flows from financing activities:**

|   |                                |
|---|--------------------------------|
| Cash received from investments  | 3,718,725,800                  |
| Cash received from bond issues  | 4,225,000,000                  |
| Cash received from borrowings   | 14,542,691,136                 |
| Cash received relating to other financing activities                            | <u>5,156,075,303</u>           |
| <b>Sub-total of cash inflows</b>  | <b><u>27,642,492,239</u></b>   |
| Cash repayments of borrowings   | (24,402,534,490)               |
| Cash payments for distribution of dividends, profits or repayments of interests | (1,932,641,410)                |
| Cash paid relating to other financing activities                                | <u>(13,830,346,031)</u>        |
| <b>Sub-total of cash outflows</b>   | <b><u>(40,165,521,931)</u></b> |
| <b>Net cash flows used in financing activities</b>                              | <b><u>(12,523,029,692)</u></b> |
| <b>IV. Effect of foreign exchange rate changes on cash</b>                      | <b><u>(8,312)</u></b>          |
| <b>V. Net decrease in cash and cash equivalents</b>                             | <b><u>(3,201,375,759)</u></b>  |
| Add: Cash at the beginning of period  | <u>23,297,388,491</u>          |
| <b>VI. Cash at the end of period</b>  | <b><u>20,096,012,732</u></b>   |

**GUANGZHOU CITY CONSTRUCTION & DEVELOPMENT COMPANY LIMITED**  
**CASH FLOW STATEMENTS OF THE COMPANY**  
*FOR THE NINE MONTHS ENDED 30 SEPTEMBER 2025*  
*(All amounts in RMB unless otherwise stated)*

**Nine months  
ended  
30 September  
2025  
(Unaudited)**

**I. Cash flows from operating activities:**

|  |                           |
|--|---------------------------|
| Cash received from sales of goods or rendering of services | 113,622,699               |
| Cash received relating to other operating activities       | <u>452,148,597</u>        |
| <b>Sub-total of cash inflows</b>                           | <b><u>565,771,296</u></b> |

|  |                      |
|--|----------------------|
| Cash paid for goods and services                 | (9,463,921)          |
| Cash paid to and on behalf of employees          | (71,070,743)         |
| Payments of taxes and surcharges                 | (79,917,671)         |
| Cash paid relating to other operating activities | <u>(366,105,495)</u> |

|                                   |                             |
|-----------------------------------|-----------------------------|
| <b>Sub-total of cash outflows</b> | <b><u>(526,557,830)</u></b> |
|-----------------------------------|-----------------------------|

|   |                          |
|---|--------------------------|
| <b>Net cash flows generated from operating activities</b> | <b><u>39,213,466</u></b> |
|---|--------------------------|

**II. Cash flows from investing activities:**

|  |                       |
|--|-----------------------|
| Cash received from investments                       | 78,803,201            |
| Cash received from returns on investments            | —                     |
| Cash received relating to other investing activities | <u>23,695,102,882</u> |

|                                  |                              |
|----------------------------------|------------------------------|
| <b>Sub-total of cash inflows</b> | <b><u>23,773,906,083</u></b> |
|----------------------------------|------------------------------|

|   |                         |
|---|-------------------------|
| Cash paid to acquire fixed assets, intangible assets and other long-term assets | (17,508)                |
| Cash paid for equity investments  | (3,234,294,000)         |
| Cash paid relating to other investing activities                                | <u>(13,573,728,818)</u> |

|                                   |                                |
|-----------------------------------|--------------------------------|
| <b>Sub-total of cash outflows</b> | <b><u>(16,808,040,326)</u></b> |
|-----------------------------------|--------------------------------|

|   |                             |
|---|-----------------------------|
| <b>Net cash flows generated from investing activities</b> | <b><u>6,965,865,757</u></b> |
|---|-----------------------------|

**GUANGZHOU CITY CONSTRUCTION & DEVELOPMENT COMPANY LIMITED**  
**CASH FLOW STATEMENTS OF THE COMPANY (Continued)**  
**FOR THE NINE MONTHS ENDED 30 SEPTEMBER 2025**  
*(All amounts in RMB unless otherwise stated)*

**Nine months  
ended  
30 September  
2025  
(Unaudited)**

**III. Cash flows from financing activities:**

|  |                       |
|--|-----------------------|
| Cash received from bond issues                       | 4,225,000,000         |
| Cash received relating to other financing activities | <u>11,326,234,578</u> |

**Sub-total of cash inflows** **15,551,234,578**

|   |                         |
|---|-------------------------|
| Cash repayments of borrowings   | (4,225,000,000)         |
| Cash payments for distribution of dividends, profits or repayments of interests | (1,213,913,656)         |
| Cash paid relating to other financing activities                                | <u>(13,735,653,745)</u> |

**Sub-total of cash outflows** **(19,174,567,401)**

**Net cash flows used in financing activities** **(3,623,332,823)**

**IV. Effect of foreign exchange rate changes on cash** **(107)**

**V. Net increase in cash and cash equivalents** **3,381,746,293**  
 Add: Cash at the beginning of period **4,672,703,253**

**VI. Cash at the end of period** **8,054,449,546**

## GENERAL

The Company would like to remind the shareholders of the Company and potential investors that the extract of the unaudited condensed consolidated and company financial information of the Issuer for the nine months ended 30 September 2025 as disclosed in this announcement were prepared under the People's Republic of China Accounting Standards for Business Enterprises.

Shareholders of the Company and potential investors are reminded that the financial information disclosed in this announcement is the financial information of a subsidiary of the Company, rather than that of the Company and that the Company prepares its financial statements in accordance with the Hong Kong Financial Reporting Standards. As the applicable accounting standards and scope of consolidation of the Issuer are different from those of the Company, the financial performance of the Issuer does not completely reflect the financial performance of the Company.

## FURTHER ANNOUNCEMENTS

The Company will make further announcement(s) in respect of the issuance and listing of the Corporate Bonds as and when appropriate in compliance with the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited.

**As the further issuance of the Corporate Bonds is subject to a number of conditions, including but not limited to approvals of the SSE and any other relevant governmental or regulatory authorities, it may or may not proceed. Shareholders of the Company and potential investors should exercise caution when dealing in or investing in the securities of the Company.**

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

Hong Kong, 26 January 2026

*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*