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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")*

**CNY1,735,000,000 3.40 per cent. Guaranteed Green Notes due 2029  
(Stock code: 85108)  
(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***

<b>CITIC Securities</b>	<b>DBS Bank Ltd.</b>	<b>Yue Xiu Securities</b>	<b>Chong Hing Bank</b>	<b>Hua Xia Bank Co., Limited Hong Kong Branch</b>
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***Joint Lead Managers and Joint Bookrunners***

<b>China Zheshang Bank Co., Ltd. (Hong Kong Branch)</b>	<b>China Everbright Bank Hong Kong Branch</b>	<b>China Industrial Securities International</b>
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<b>China International Capital Corporation</b>	<b>China Securities International</b>	<b>CMBC Capital</b>	<b>CNCB Capital</b>
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<b>Guotai Junan International</b>	<b>Industrial Bank Co., Ltd. Hong Kong Branch</b>	<b>Shanghai Pudong Development Bank Hong Kong Branch</b>	<b>HSBC</b>
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***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 30 January 2026 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 9 February 2026.

Hong Kong, 6 February 2026

*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:*

<i>Executive Directors:</i>	<i>LIN Zhaoyuan (Chairman), ZHU Huisong, JIANG Guoxiong, HE Yuping, CHEN Jing and LIU Yan</i>
<i>Non-executive Directors:</i>	<i>ZHANG Yibing and SU Junjie</i>
<i>Independent Non-executive Directors:</i>	<i>YU Lup Fat Joseph, LEE Ka Lun, LAU Hon Chuen Ambrose and CHEUNG Kin Sang</i>