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(Incorporated in Hong Kong with limited liability)

(Stock code: 00123)

ANNOUNCEMENT

This announcement is made pursuant to Rule 13.18 of the Listing Rules.

This announcement is made by the board of directors of Yuexiu Property Company Limited (“**Company**”) pursuant to the disclosure requirements under Rule 13.18 of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (“**Listing Rules**”).

Term Loan Facility of HK\$450 million

On 31 March 2026, Leading Affluence Limited (“**Leading Affluence**”) (as borrower) entered into a facility agreement (“**Facility Agreement A**”) with a bank (“**Lender**”) pursuant to which a term loan facility of HK\$450 million will be made available by the Lender for a maximum term of 18 months from the first drawdown date of the Facility Agreement A and subject to the terms and conditions of the Facility Agreement A. Leading Affluence is a wholly-owned subsidiary of the Company and its obligations under the Facility Agreement A are guaranteed by the Company.

It was provided in the Facility Agreement A that an event of default will occur if the direct or indirect shareholdings of Yue Xiu Enterprises (Holdings) Limited (“**Yue Xiu**”), the controlling shareholder of the Company, in the issued voting shares of the Company falls to below 30%, or if Yue Xiu ceases to be the single largest beneficial shareholder of the Company, or if Yue Xiu ceases to have effective management control over the Company. Upon the occurrence of such event of default, the Lender may declare all the indebtedness under the Facility Agreement A has become immediately due and payable.

Term Loan Facility of HK\$150 million

On 31 March 2026, Leading Affluence (as borrower) entered into a facility agreement (“**Facility Agreement B**”) with Lender pursuant to which a term loan facility of HK\$150 million will be made available by the Lender whereby the final maturity date of the facility is 31 March 2027, and subject to the terms and conditions of the Facility Agreement B. Obligations of Leading Affluence under the Facility Agreement B are guaranteed by the Company. It was provided in the Facility Agreement B that an event of default will occur if the direct or indirect shareholdings of Yue Xiu, the controlling shareholder of the Company, in the issued voting shares of the Company falls to below 30%, or if Yue Xiu ceases to be the single largest beneficial shareholder of the Company, or if Yue Xiu ceases to have effective management control over the Company. Upon the occurrence of such event of default, the Lender may declare all the indebtedness under the Facility Agreement B has become immediately due and payable.

As of the date of this announcement, Yue Xiu beneficially owns an aggregate of about 44% of the issued shares of the Company.

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

Hong Kong, 31 March 2026

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