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(Incorporated in Hong Kong with limited liability)

(Stock code: 00123)

ANNOUNCEMENT

LAND ACQUISITION

The Board of Directors (the “**Board**”) of Yuexiu Property Company Limited (the “**Company**”) is pleased to announce that, on 31 March 2026, the Company, through Chongqing Yuejia Real Estate Development Co., Ltd.* (重慶越嘉房地產開發有限公司) (“**Chongqing Yuejia**”), a subsidiary in which the Company effectively owns 95.475% interest, successfully won the bid for the land parcel no. CH01(070102):2026-009 in Chenghua District, Chengdu (the “**Land Parcel in Chenghua District, Chengdu**”) at a consideration of RMB1,035,938,400 by way of open tender.

THE LAND PARCEL IN CHENGHUA DISTRICT, CHENGDU

The Company, through Chongqing Yuejia, successfully won the bid for the Land Parcel in Chenghua District, Chengdu at a consideration of RMB1,035,938,400 by way of open tender.

The Land Parcel in Chenghua District, Chengdu has a site area of approximately 32,172.32 sq.m. and a total gross floor area of approximately 96,903.13 sq.m., of which the plot ratio accountable gross floor area amounts to approximately 64,344 sq.m.. The Land Parcel in Chenghua District, Chengdu is intended for residential use. The residential properties to be constructed on the Land Parcel in Chenghua District, Chengdu are intended for sale.

The Land Parcel in Chenghua District, Chengdu is located at the core of the Cuijiadian area in Chenghua District, Chengdu, and is situated within the economic cluster at the hub of Chenghua District, representing a prime location within a key development zone in Chenghua District. In terms of supporting facilities, the Land Parcel in Chenghua District, Chengdu is adjacent to Zhonghuan Road, with an approximately 2-minute walking distance from the Shuangdian Road Station of Chengdu Metro Line 7. Within a 3-kilometre radius, there are various high-quality supporting facilities, including the Chengdong Branch of Primary School Attached to Chengdu Normal School, large-scale premier commercial centres and parks, providing a comprehensive range of amenities.

The Board is of the view that the acquisition of the Land Parcel in Chenghua District, Chengdu by the Company at a reasonable cost will add to the Company's quality land bank and further consolidate its strategic position in Chengdu.

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 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>

* *For identification purpose only*