

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.



(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**”).

On 8 April 2026, Charm Smart Development Limited (“**Charm Smart**”) (as borrower) entered into a facility agreement (“**Facility Agreement**”) with a bank (“**Lender**”) pursuant to which a term loan facility of HK\$1,000 million will be made available by the Lender for a term of 364 days from the first drawdown date and subject to the terms and conditions of the Facility Agreement. Charm Smart is a wholly-owned subsidiary of the Company and its obligations under the Facility Agreement are guaranteed by the Company.

It was provided in the Facility Agreement that a mandatory prepayment event will occur if Yue Xiu Enterprises (Holdings) Limited (“**Yue Xiu**”), the controlling shareholder of the Company, ceases to maintain a direct or indirect shareholding interest of not less than 30% in the issued voting shares of the Company, or if Yue Xiu ceases to be the single largest beneficial shareholder of the Company, or if Yue Xiu ceases to maintain effective management control over the Company. Upon the occurrence of such mandatory prepayment event, the Lender shall not be obliged to fund a drawing and the Lender may, by not less 30 days’ notice to Charm Smart, cancel all of the undrawn portion of the facility and declare all the indebtedness under the Facility Agreement 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, 8 April 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