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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")

**CNY1,600,000,000 3.40 per cent. Guaranteed Green Notes due 2029
(Stock code: 85128)**

(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

CITIC Securities

DBS Bank Ltd.

Yue Xiu Securities

Chong Hing Bank

Joint Lead Managers and Joint Bookrunners

**Industrial Bank
Co., Ltd.
Hong Kong Branch**

BOB International

**Shanghai Pudong
Development Bank
Hong Kong Branch**

**Hua Xia Bank Co., Limited
Hong Kong Branch**

**China Zheshang Bank
Co., Ltd.**

CMBC Capital

**China Minsheng Banking
Corp., Ltd.
Hong Kong Branch**

**China Everbright Bank
Hong Kong Branch**

CMB International

**(Hong Kong Branch)
China International
Capital Corporation**

Guotai Junan International

**China CITIC
Bank International**

**China Securities (International)
Corporate Finance Company Limited**

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 20 May 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 29 May 2026.

Hong Kong, 28 May 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:

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