越秀地產股份有限公司
YUEXIU PROPERTY COMPANY LIMITED

(Incorporated in Hong Kong with limited liability)
(Stock code: 00123)

ANNOUNCEMENT

UNAUDITED SALES STATISTICS AS AT 30 JUNE 2026 AND NEW LAND ACQUISITIONS

The board of directors (**"Board"**) of Yuexiu Property Company Limited (**"Company"**) is pleased to announce the unaudited sales statistics as at 30 June 2026 and new land acquisitions as follows:

MONTHLY CONTRACTED SALES

In June 2026, the value of the Company's contracted sales (including contracted sales of projects of joint ventures and associates) amounted to approximately RMB13,492 million, representing a year-on-year increase of approximately 24.9%. The corresponding gross floor area ("**GFA**") of the contracted sales amounted to approximately 489,200 sq.m., representing a year-on-year increase of approximately 67.0%.

The value of the aggregate contracted sales (including contracted sales of projects of joint ventures and associates) of the Company for the period from January to June 2026 ("**Accumulated Contracted Sales**") amounted to approximately RMB50,506 million, representing a year-on-year decrease of approximately 17.9%. The corresponding GFA of the Accumulated Contracted Sales amounted to approximately 1,698,700 sq.m., representing a year-on-year increase of approximately 16.2%.

NEW LAND ACQUISITIONS

In June 2026, the Company, through its subsidiary which the Company effectively owns 95.475% interest, acquired a land parcel in Guangzhou by way of land auction. The land parcel is located in Pazhou Segment of Haizhu District, Guangzhou, and the total GFA of the land parcel is approximately 36,000 sq.m.. It is planned for residential use. The amount of land premium attributable to the effective equity interest of the Company was approximately RMB1,313 million.

The Company would also like to update its addition of land reserves in March 2026. In addition to the new land acquisition in March 2026 by way of land auction as disclosed in the Company's voluntary announcement dated 2 April 2026, in March 2026, the Company, through its subsidiary which the Company effectively owns approximately 51.39% interest, acquired a land parcel in Guangzhou by way of urban renewal. The land parcel is located in Panyu District, Guangzhou, and the total GFA of the land parcel is approximately 146,200 sq.m.. It is planned for residential use. The amount of land premium attributable to the effective equity interest of the Company was approximately RMB1,242 million.

The above-mentioned data are unaudited and are based on the summary of internal information of the Company, which may differ from the figures to be disclosed in the audited or unaudited financial statements to be published by the Company on an annual or semi-annual basis due to various uncertainties during the process of collection and collating of such information. As such, the above data are provided for investors' reference only. Investors are advised to exercise caution and not to place undue reliance on such information when dealing in the securities of the Company. When in doubt, investors are advised to seek professional advice from professional or financial advisers.

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

Hong Kong, 6 July 2026

As at the date of this announcement, the Board 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*