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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

LAND ACQUISITION

The board of directors (the “**Board**”) of Yuexiu Property Company Limited (the “**Company**”) is pleased to announce that, on 20 July 2026, the Company, through Guangzhou Yuexiu Huacheng Real Estate Development Co., Ltd.* (廣州越秀華城房地產開發有限公司) (“**Yuexiu Huacheng**”), a subsidiary in which the Company effectively owns 95.475% interest, successfully won the bid for the land parcels Nos. AB2914005 and AB2914006 at the Western side of Zhengtong Road, Baiyun District, Guangzhou (the “**Land Parcels in Baiyun District, Guangzhou**”) at a consideration of RMB1,012,130,000 by way of open tender.

THE LAND PARCELS IN BAIYUN DISTRICT, GUANGZHOU

The Company, through Yuexiu Huacheng, successfully won the bid for the Land Parcels in Baiyun District, Guangzhou at a consideration of RMB1,012,130,000 by way of open tender.

The Land Parcels in Baiyun District, Guangzhou have a site area of approximately 26,440 sq.m. and a total gross floor area of approximately 56,933 sq.m., of which the plot ratio accountable gross floor area amounts to approximately 26,428 sq.m., comprising a plot ratio accountable gross floor area for residential use of approximately 23,746 sq.m. and a plot ratio accountable gross floor area for cultural facilities of approximately 2,682 sq.m.. The Land Parcels in Baiyun District, Guangzhou are intended for residential and cultural facility uses.

The residential properties to be constructed on the Land Parcels in Baiyun District, Guangzhou are intended for sale. Pursuant to the restrictions on planning, the cultural facilities shall not be transferred or sold separately by subdivision.

The Land Parcels in Baiyun District, Guangzhou are situated to the west of the Baiyun District Government, to the east of Baiyun Avenue South and to the north of Xiatang West Road. As scarce low-density residential site in the city centre of Guangzhou, the land parcels lie in the Sanyuanli cluster, the administrative core of Baiyun District, Guangzhou, an area primarily supported by commercial facilities, residential services and specialised market amenities, while adjoining the core area of Baiyun New City and Yuexiu District. In terms of transportation, the land parcels are approximately 300 metres away from a metro station, approximately 3 kilometres from the commercial area in Baiyun New City and approximately 12 kilometres from Zhujiang New Town. Benefiting from a full array of nearby educational and medical resources, the land parcels enjoy convenient transport and well-established supporting facilities.

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

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

Hong Kong, 20 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

* *For identification purpose only*