



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

(Incorporated in Hong Kong with limited liability)

(Stock code: 00123)

PROXY FORM FOR GENERAL MEETING

I/We^(Note 1) _____
of _____
being the registered holder(s) of^(Note 2) _____ shares
of YUEXIU PROPERTY COMPANY LIMITED (the “Company”) hereby appoint^(Note 3) the Chairman of the Meeting
or _____
of _____

as my/our proxy^(Note 4) to attend and vote for me/us and on my/our behalf at the general meeting (the “Meeting”) of the Company to be held at Plaza I-IV, Basement 3, Novotel Century Hong Kong, 238 Jaffe Road, Wanchai, Hong Kong on Monday, 15 June 2026 at 11:00 a.m. (or as soon as practicable immediately after the conclusion of the annual general meeting of the Company convened to be held at 10:15 a.m. on the same date and at the same place or any postponed meeting thereof) and at any adjourned meeting or postponed meeting thereof on the resolution as hereunder summarized, and in respect of any other business that may properly come before the Meeting and/or at any adjourned meeting or postponed meeting thereof, and, if no such indication is given, as my/our proxy thinks fit. Unless otherwise specified, capitalised terms used herein shall have the same meanings as ascribed to them in the notice of the Meeting.

ORDINARY RESOLUTION		FOR ^(Note 5)	AGAINST ^(Note 5)
1.	<p>(a) To approve the Nansha IFC Transfer Agreement, the Yungu Industrial Park Transfer Agreement, the S1 Building Transfer Agreement, the Zhigu Industrial Park Transfer Agreement, the Bijie Hotel Transfer Agreement and the Kangyang Transfer Agreement and the consummation of transactions contemplated thereunder (namely, the Disposal) as more particularly described in the Circular and on the terms and conditions set out in the Nansha IFC Transfer Agreement, the Yungu Industrial Park Transfer Agreement, the S1 Building Transfer Agreement, the Zhigu Industrial Park Transfer Agreement, the Bijie Hotel Transfer Agreement and the Kangyang Transfer Agreement; and</p> <p>(b) To authorise any one Director, for and on behalf of the Company, to complete and do all such acts or things (including signing and executing all such documents, instruments and agreements as may be required, including under seal where applicable) as such Director or, as the case may be, the Board may consider necessary, desirable or expedient or in the interest of the Company to give effect to the terms of the matters contemplated under the Nansha IFC Transfer Agreement, the Yungu Industrial Park Transfer Agreement, the S1 Building Transfer Agreement, the Zhigu Industrial Park Transfer Agreement, the Bijie Hotel Transfer Agreement and the Kangyang Transfer Agreement and all transactions contemplated thereunder and all other matters incidental thereto or in connection therewith.</p>		

Dated this _____ day of _____ 2026 Shareholders' Signature(s)^(Note 6, 7, 8): _____

Notes:

- Full name(s) and address(es) to be inserted in **BLOCK CAPITALS**.
- Please insert the number of shares of the Company registered in your name(s) to which the proxy relates. If no number is inserted, this proxy form will be deemed to relate to all the shares of the Company registered in your name(s).
- If any proxy other than the Chairman of the Meeting is preferred, strike out the words “the Chairman of the Meeting or” and insert the name and address of the proxy desired in the space provided.
- The proxy need not be a member of the Company but must attend the Meeting in person to represent you.
- IMPORTANT: IF YOU WISH TO VOTE FOR A RESOLUTION, TICK IN THE BOX MARKED “FOR” THE RELEVANT RESOLUTION. IF YOU WISH TO VOTE AGAINST A RESOLUTION, TICK IN THE BOX MARKED “AGAINST” THE RELEVANT RESOLUTION.** Failure to tick either box will entitle your proxy to cast your vote at his discretion. Your proxy will also be entitled to vote at his discretion on any resolution properly put to the Meeting other than those referred to in the notice convening the Meeting.
- To be valid, a proxy form and the power of attorney or other authority, if any, under which it is executed or a notarially certified copy of such authority, must be deposited with the Company's Share Registrar, Tricor Investor Services Limited at 17/F, Far East Finance Centre, 16 Harcourt Road, Hong Kong as soon as possible and in any event not less than 48 hours before the time appointed for the holding of the Meeting or adjourned meeting or postponed meeting thereof.
- This proxy form must be signed by you or your attorney duly authorised in writing or, in the case of a corporation, must be either under its common seal or under the hand of a duly authorised officer.
- In the case of joint holders, if more than one of such joint holders are present at the Meeting personally or by proxy, that one of the said persons so present whose name stands first on the register in respect of such Share shall alone be entitled to vote in respect thereof.
- Completion and delivery of this proxy form will not preclude you from attending and voting in person at the Meeting or any adjourned meeting or postponed meeting thereof (as the case may be) should you so wish, and in such event, this proxy form shall be deemed to be revoked.
- Any alteration made to this proxy form must be initialled by the person who signs it.

PERSONAL INFORMATION COLLECTION STATEMENT

Your supply of your and your proxy's (or proxies') name(s) and address(es) is on a voluntary basis for the purpose of processing your request for the appointment of a proxy (or proxies) and your voting instructions for the Meeting (the “Purposes”). We may transfer your and your proxy's (or proxies') name(s) and address(es) to our agent, contractor, or third party service provider who provides administrative, computer and other services to us for use in connection with the Purposes and to such parties who are authorized by law to request the information or are otherwise relevant for the Purposes and need to receive the information. Your and your proxy's (or proxies') name(s) and address(es) will be retained for such period as may be necessary to fulfil the Purposes. Request for access to and/or correction of the relevant personal data can be made in accordance with the provisions of the Personal Data (Privacy) Ordinance and any such request should be in writing by mail to the Company/Tricor Investor Services Limited at the above address.