



越秀地產股份有限公司

YUEXIU PROPERTY COMPANY LIMITED

(Incorporated in Hong Kong with limited liability)

(Stock code: 00123)

NOTIFICATION LETTER

26 May 2026

To the existing registered shareholders

Dear Shareholder,

Notification of publication of the following documents (“Publication”)

- Circular regarding major and connected transaction — disposal of assets and businesses through transfer of the target companies, notice of general meeting and closure of register of members
- Proxy Form

We, Yuexiu Property Company Limited (“Company”), hereby inform that the captioned Publication of the Company has been prepared in bilingual versions which are available/will be available on or about the date of this letter on the Company’s website at www.yuexiuproperty.com and on the website of The Stock Exchange of Hong Kong Limited at www.hkexnews.hk. Printed copy of the Publication is also available from the Company or the Company’s share registrar, Tricor Investor Services Limited (“Share Registrar”).

If you have elected (or are deemed to have elected) to receive all corporate communications issued by the Company via the Company’s website but have difficulty in receiving or gaining access to the Publication, you may request printed form of the Publication from the Share Registrar free of charge by completing the reply slip hereunder and returning it together with this letter to the Share Registrar (a) by email to yuexiuproperty-ecom@vistra.com; or (b) by fax to (852) 2890 9350; or (c) by post.

Please note that you also have the right to change your preferred means of receipt or language of the Company’s corporate communications free of charge by using the **Form of Change of Preference** attached to this letter.

Should you have any query on the above matters, please call the Share Registrar’s enquiry hotline at (852) 2980 1333 from 9:00 am to 5:00 pm (Monday to Friday, excluding Hong Kong public holidays).

Yours faithfully,
For and on behalf of
Yuexiu Property Company Limited
Yu Tat Fung
Company Secretary

Request For Printed Copy

You do NOT need to act on this reply slip if you have received the Publication in the manner you want.

To: Tricor Investor Services Limited
17/F, Far East Finance Centre,
16 Harcourt Road,
Hong Kong
Fax number: (852) 2890 9350/Email: yuexiuproperty-ecom@vistra.com

Re: Yuexiu Property Company Limited (Stock Code: 00123)

I/We would like to receive a printed form of the Publication as indicated below (please tick only one box):

- in printed form in English only (by post); or
- in printed form in Chinese only (by post); or
- in printed forms in both English and Chinese (by post).

Shareholder’s full name:

Signature:

(Please use BLOCK LETTERS)

Registered Address:

Contact telephone number:

Date:

Notes:

1. This reply slip shall be signed by the authorized signatory(ies) and in the manner as registered with the Share Registrar.
2. For the avoidance of doubt, any special instruction written on this reply slip will not be accepted.

FORM OF CHANGE OF PREFERENCE
更改選擇表格

You do NOT need to complete this Form if you have received the document(s) in the language or in the manner you want.
倘閣下收取的文件版本所採用的語言，或該文件的送遞方式符合閣下意願，則毋須填寫此表格。

To: Tricor Investor Services Limited
17/F, Far East Finance Centre,
16 Harcourt Road,
Hong Kong
Fax number: (852) 2890 9350
Email: yuexiuproperty-ecom@vistra.com

致： 卓佳證券登記有限公司
香港夏愨道16號
遠東金融中心17樓
傳真號碼：(852) 2890 9350
電郵：yuexiuproperty-ecom@vistra.com

Re: Yuexiu Property Company Limited (Stock Code: 00123) (“Company”)

有關：越秀地產股份有限公司(股份代號：00123) (「公司」)

I/We would like to receive future corporation communications of the Company by the option as indicated below (please tick only one box):

本人／吾等希望以下列方式收取公司日後刊發的公司通訊(請從下列選擇中，僅在其中一個空格劃上「✓」號)

- by reading future corporate communications published on the Company’s website at www.yuexiuproperty.com (“**Website Version**”) in place of receiving printed copies; or
瀏覽本公司網站www.yuexiuproperty.com刊發的未來公司通訊(「網上版本」)，代替收取印刷本；或
- in printed form in English only (by post); or
僅收取英文印刷本(經郵遞)；或
- in printed form in Chinese only (by post); or
僅收取中文印刷本(經郵遞)；或
- in printed forms in both English and Chinese (by post).
同時收取英文及中文印刷本(經郵遞)。

My/Our email address:

本人／吾等電郵地址：

(applicable to those electing Website Version and for notification of corporate communications)
(適用於選擇網上版本者及供知會發出公司通訊之用)

Signature(s):

簽署：_____

Date:

日期：_____

Name of shareholder:

股東姓名：_____

Contact telephone number:

聯絡電話號碼：_____

Registered Address:

登記地址：_____

Notes

附註：

- Please complete, sign and return this Form to the Company’s Share Registrar, Tricor Investor Services Limited (“**Share Registrar**”) (a) by email to yuexiuproperty-ecom@vistra.com; or (b) by fax to (852) 2890 9350; or (c) by post using the mailing label as indicated below.
請填妥及簽署此表格，並(a)電郵至yuexiuproperty-ecom@vistra.com，或(b)傳真至(852) 2890 9350，或(c)按以下郵寄標籤所示郵寄至公司的股份過戶登記處——卓佳證券登記有限公司(「**股份過戶登記處**」)。
- The above instruction will apply to all corporate communications of the Company to be sent to you until you inform the Share Registrar otherwise.
上述指示將適用於公司刊發的所有公司通訊，直至閣下另行通知股份過戶登記處為止。
- This Form shall be signed by the authorized signatory(ies) and in the manner as registered with the Share Registrar.
此表格須由股份登記處記錄的授權簽署人及簽署指令方式簽署。
- Both English and Chinese printed copies of all the Company’s future corporate communications will be available from the Company or the Share Registrar upon request. Their Website Version will also be available on the Company’s website (www.yuexiuproperty.com).
所有公司日後的公司通訊的英文及中文印刷本，均可向公司或股份過戶登記處索取。該等公司通訊的電子版本亦會上載於公司網址(www.yuexiuproperty.com)上。
- For the avoidance of doubt, any special instruction written on this Form will not be accepted.
為免存疑，任何在此表格上的額外手寫指示，將不獲處理。
- If you have any queries relating to the completion of this Form, please call the Share Registrar’s enquiry hotline at (852) 2980 1333 from 9:00 am to 5:00 pm (Monday to Friday, excluding Hong Kong public holidays).
如閣下對填寫本表格有任何疑問，請於星期一至星期五(香港公眾假期除外)上午九時正至下午五時正，致電股份過戶登記處諮詢熱線(852) 2980 1333查詢。

Please cut the mailing label and stick this on the envelope
and return this Form to the Share Registrar.

No postage is necessary if posted in Hong Kong.

當閣下寄回此表格時，請將此郵寄標籤剪貼於信封上。
如在本港投寄，毋須貼上郵票。

MAILING LABEL 郵寄標籤

Tricor Investor Services Limited
卓佳證券登記有限公司
Freepost No. 簡便回郵號碼：10 GPO
Hong Kong 香港