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(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 18 July 2022, the Company, through Guangzhou Yuexiu Huacheng Real Estate Development Co., Ltd. (“**Yuexiu Huacheng**”) (廣州越秀華城房地產開發有限公司), a subsidiary which the Company effectively owned approximately 95.48% interest, successfully won the bid for the land parcel at Xingang East Road, Pazhou West District, Haizhu District, Guangzhou, for a consideration of RMB1,485,720,000 by way of open tender; and the Union (as defined below) successfully won the bid for the Haizhu District Zinc Plate Plant Land Parcel (as defined below), for a consideration of RMB1,110,000,000 by way of open tender.

HAIZHU DISTRICT XINGANG EAST ROAD LAND PARCEL

The Company, through Yuexiu Huacheng, successfully won the bid for the land parcel at Xingang East Road, Pazhou West District, Haizhu District, Guangzhou, for a consideration of RMB1,485,720,000 by way of open tender.

Haizhu District Xingang East Road Land Parcel has a site area of approximately 15,483 sq.m. and a total gross floor area of approximately 120,052 sq.m., of which the plot ratio accountable gross floor area amounts to approximately 88,115 sq.m.. Haizhu District Xingang East Road Land Parcel is intended for residential and commercial use. The residential properties constructed by Yuexiu Huacheng on Haizhu District Xingang East Road Land Parcel, except the portion required for supplementary construction, are intended for sale.

Pursuant to the granting conditions, Yuexiu Huacheng is required to carry out supplementary construction for office properties of demolition and resettlement, of which the plot ratio accountable gross floor area amounts to approximately 34,112 sq.m., and construction of key engineering projects of Guangzhou as required, on Haizhu District Xingang East Road Land Parcel. The estimated cost of the supplementary construction is approximately

RMB590,000,000 and the Company plans to fund such cost by external financing (including real estate development loans) or funds collected from sales. Upon completion, the supplementary construction will be transferred to the designated department of the Guangzhou Municipal Government at nil consideration.

Haizhu District Xingang East Road Land Parcel is located in the core CBD of Pazhou West District, Haizhu District, Guangzhou. Headquarters of more than 30 well-known corporations such as Alibaba, Tencent and Xiaomi agglomerate in this district. The Board is of the view that the Company's acquisition cost of Haizhu District Xingang East Road Land Parcel is reasonable, and such land parcel will add to the Company's high quality land bank.

HAIZHU DISTRICT ZINC PLATE PLANT LAND PARCEL

A union (the “**Union**”) formed by Guangzhou Yuexiu Chengkai Real Estate Development Co., Ltd. (the “**Guangzhou Yuexiu Chengkai**”) (廣州越秀城開房地產開發有限公司), a subsidiary which the Company effectively owned approximately 95.48% interest and Haizhu Anju Property (Guangzhou) Co., Ltd. (海珠安居置業(廣州)有限公司), based on their respective independent interest, on an arm's length basis and on normal commercial terms, successfully won the bid for the land parcels of South Area of Guangzhou Zinc Plate Plant in the south side of the Hedong Bridge in Haizhu District and the No. 1 Rubber Plant in the north of the Hedong Bridge on Shadu Road (the “**Haizhu District Zinc Plate Plant Land Parcel**”) for a consideration of RMB1,110,000,000 by way of open tender. Guangzhou Yuexiu Chengkai and the partner of the Union will establish a project company to develop the Haizhu District Zinc Plate Plant Land Parcel. The financial results of the project company will be consolidated into the financial results of the Company. To the best knowledge, information and belief of the Directors after making all reasonable enquiries, the partner of the Union is an independent third party.

Haizhu District Zinc Plate Plant Land Parcel has a site area of approximately 43,771 sq.m. and a total gross floor area of approximately 218,713 sq.m., of which the plot ratio accountable gross floor area amounts to approximately 150,175 sq.m.. Haizhu District Zinc Plate Plant Land Parcel is intended for residential and commercial use. The residential properties constructed by the project company on Haizhu District Zinc Plate Plant Land Parcel, except the portion required for supplementary construction, are intended for sale.

Pursuant to the granting conditions, the project company is required to carry out supplementary construction for residential buildings of resettlement, commercial properties and underground parking spaces, of which the plot ratio accountable gross floor area amounts to approximately 91,116 sq.m., on Haizhu District Zinc Plate Plant Land Parcel. The estimated cost of the supplementary construction is approximately RMB921,810,000 and the project company plans to fund such cost by external financing (including real estate development loans) or funds collected from sales. Upon completion, the supplementary construction will be transferred to the designated department of the Guangzhou Municipal Government at nil consideration.

Haizhu District Zinc Plate Plant Land Parcel is located at Guangzhi Plate District along the Pearl River Back Channel in Haizhu District, Guangzhou, with river landscape resources on the west side, convenient rail transportation, and mature commercial, education, medical and other facilities in the surrounding area. The Board is of the view that Haizhu District Zinc Plate Plant Land Parcel is acquired by the Union at a reasonable price and such land parcel will add to the Company's quality land bank.

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

Hong Kong, 19 July 2022

As at the date of this announcement, the Board comprises:

Executive Directors: LIN Zhaoyuan (Chairman), LIN Feng, LI Feng, CHEN Jing and LIU Yan

Non-executive Director: ZHANG Yibing

Independent Non-executive Directors: YU Lup Fat Joseph, LEE Ka Lun and LAU Hon Chuen Ambrose