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

VOLUNTARY ANNOUNCEMENT

APPLICATION TO THE SHANGHAI STOCK EXCHANGE FOR ITS APPROVAL OF THE PUBLIC OFFERING OF CORPORATE BONDS TO PROFESSIONAL INSTITUTIONAL INVESTORS IN THE PRC AND THE LISTING OF THE CORPORATE BONDS ON THE SHANGHAI STOCK EXCHANGE

This is a voluntary announcement made by Yuexiu Property Company Limited (the “**Company**”, together with its subsidiaries, the “**Group**”).

APPLICATION FOR APPROVAL OF THE PUBLIC OFFERING AND LISTING OF THE CORPORATE BONDS

The board of directors of the Company (the “**Board**”) announces that the Company has applied to the Shanghai Stock Exchange (the “**SSE**”) for its approval of the public offering of corporate bonds to be issued by the Company in an aggregate principal amount of up to RMB5,000,000,000 (the “**Corporate Bonds**”) to professional institutional investors in the People’s Republic of China (the “**PRC**”) and the listing of the Corporate Bonds on the SSE (the “**Application**”). The SSE has confirmed that it will proceed to consider the Application. Upon approval of the Application by the SSE and the registration of the Corporate Bonds with the China Securities Regulatory Commission (the “**CSRC**”), and depending on the prevailing market conditions and capital requirements of the Group, the Company may issue the Corporate Bonds in multiple tranches as and when appropriate at a coupon rate to be determined through a book-building process. The Corporate Bonds will, when issued, be listed and traded on the SSE.

Further information, including but not limited to a draft offering circular in relation to the Corporate Bonds, has been published on the website of the SSE (www.sse.com.cn).

REASONS FOR AND BENEFITS OF THE PROPOSED ISSUANCE OF THE CORPORATE BONDS

The Board is of the view that the issuance of the Corporate Bonds will diversify the portfolio of financial instruments of the Group, and will effectively reduce the financing costs and optimise the debt structure of the Group and have a positive impact on the operations of the Group as a whole.

FURTHER ANNOUNCEMENTS

The Company will make further announcement(s) in respect of the issuance and listing of the Corporate Bonds as and when appropriate in compliance with the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited.

As the proposed issuance of the Corporate Bonds is subject to a number of conditions, including but not limited to approvals of the CSRC, the SSE and any other relevant governmental or regulatory authorities, it may or may not proceed. Shareholders and potential investors of the Company should exercise caution when dealing in the shares of the Company.

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

Hong Kong, 16 February 2023

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