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## **ANNOUNCEMENT LAND ACQUISITION**

The Board of Directors (the “**Board**”) of Yuexiu Property Company Limited (the “**Company**”, together with its subsidiaries, the “**Group**”) is pleased to announce that, on 26 September 2021, the Company successfully won the bid for the Jinan University North Side Land Parcel No.1 (“**Jinan University North Side Land Parcel No.1**”) and Jinan University North Side Land Parcel No.2 (“**Jinan University North Side Land Parcel No.2**”) (collectively “**Jinan University North Side Land Parcels**”) at Innovation City, Xinzao Town, Panyu District, Guangzhou City at the respective upset tender price of RMB5,291,040,000 and RMB5,004,780,000 by way of open tender, through its 95.48%-owned subsidiary, Guangzhou Yuexiu Huacheng Real Estate Development Co., Ltd. (廣州越秀華城房地產開發有限公司).

### **Jinan University North Side Land Parcels**

Jinan University North Side Land Parcel No.1 has a site area of approximately 95,967 sq.m. and a total gross floor area of approximately 325,444 sq.m., of which the plot ratio accountable gross floor area amounts to approximately 230,045 sq.m.

Jinan University North Side Land Parcel No.2 has a site area of approximately 91,114 sq.m. and a total gross floor area of approximately 329,724 sq.m., of which the plot ratio accountable gross floor area amounts to approximately 217,599 sq.m.

Jinan University North Side Land Parcels are for commercial and residential use. The residential properties and commercial properties constructed by the project company on Jinan University North Side Land Parcels are intended for sale. Jinan University North Side Land Parcel No.1 and Jinan University North Side Land Parcel No.2 are adjacent to each other.

Jinan University North Side Land Parcels are located in Guangzhou City Panyu District International Innovation City Area that is positioned as an incubator platform for the international technology industry. Jinan University North Side Land Parcels' south side is the Panyu Campus of Jinan University. Jinan University North Side Land Parcels are around 600m away from the Metro Line no. 4 Xinzaos station. Jinan University North Side Land Parcels are connected to Nanda Trunk Highway on its south and Xinhua Expressway on its east and it takes 15 minutes from the land parcels to Pazhou central business district. Jin'guang East Tunnel located approximately 1.3km away from the land parcels is expected to be in operation in June 2022, which directly connects to the University Town. The transportation is convenient. The surroundings of Jinan University North Side Land Parcels have education, commercial and medical facilities, and are comfortable for living. The acquisition of Jinan University North Side Land Parcels is in the ordinary and usual course of business of the Group. The Board believes that the land parcels are acquired at a reasonable price and in the interests of the Company and the Shareholders as a whole, and will add to the Company's quality land reserves and further consolidate the strategic position of the Company in Guangzhou.

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

Hong Kong, 27 September 2021

*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:*                *OUYANG Changcheng*

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