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## ANNOUNCEMENT

### UNAUDITED SALES STATISTICS AS AT 30 SEPTEMBER 2021 AND NEW LAND ACQUISITION IN SEPTEMBER

The board of directors (“**Board**”) of Yuexiu Property Company Limited (“**Company**”) is pleased to announce the unaudited sales statistics as at 30 September 2021 and new land acquisition in September as follows:

In September 2021, the value of the Company’s contracted sales (including contracted sales by joint venture projects) amounted to approximately RMB6,006 million, representing a year-on-year decrease of approximately 14%. The corresponding gross floor area (“**GFA**”) amounted to approximately 208,600 sq.m., representing a year-on-year decrease of approximately 37%.

The value of the aggregate contracted sales (including contracted sales by joint venture projects) of the Company for the period from January to September 2021 (“**Accumulated Contracted Sales**”) amounted to approximately RMB71,191 million, representing a year-on-year increase of approximately 21%. The corresponding GFA of the Accumulated Contracted Sales amounted to approximately 2,602,900 sq.m., representing a year-on-year increase of approximately 7%. The value of the Accumulated Contracted Sales accounted for approximately 63% of the 2021 contracted sales target of RMB112.2 billion.

#### NEW LAND ACQUISITION IN SEPTEMBER

In September 2021, the Company acquired an effective equity interest of 95.48% in relation to two land parcels (Jinan University North Side Land Parcel No.1 and Jinan University North Side Land Parcel No.2) in Guangzhou by way of land auction. The two land parcels are adjacent to each other and located in Guangzhou City Panyu District International Innovation City Area, with a total GFA of 325,444 sq.m. with respect to Jinan University North Side Land Parcel No.1 and a total GFA of 329,724 sq.m. with respect to Jinan University North Side Land Parcel No.2. The two land parcels are planned for residential and commercial land use. The amount of land premium of two land parcels was approximately RMB10,296 million.

In September 2021, the Company acquired an effective equity interest of 95.48% in relation to a land parcel in Dongguan by way of land auction. The land parcel is located in the downtown area of Shatian Town, Dongguan and the GFA of the land parcel is approximately 192,204 sq.m.. It is planned for residential land use. The amount of land premium was approximately RMB1,875 million.

In September 2021, the Company acquired an effective equity interest of 57.29% in relation to a land parcel in Zhongshan by way of cooperation. The land parcel is located in Jiuzhou City Area, Xiaolan Village, Zhongshan and the GFA of the land parcel is approximately 162,400 sq.m.. It is planned for residential land use. The amount of land premium attributable to the effective interest of the Company was approximately RMB486 million.

In September 2021, the Company acquired an effective equity interest of 38.00% in relation to a land parcel in Xiangyang by way of cooperation. The land parcel is located in Dongjin New District, Xiangyang and the GFA of the land parcel is approximately 148,200 sq.m.. It is planned for residential land use. The amount of land premium attributable to the effective interest of the Company was approximately RMB92 million.

The above-mentioned data are unaudited and are based on the summary of internal information of the Company, which may differ from the figures to be disclosed in the audited or unaudited financial statements to be published by the Company on an annual or semi-annual basis due to various uncertainties during the process of collection and collating of such information. As such, the above data are provided for investors' reference only. Investors are advised to exercise caution and not to place undue reliance on such information when dealing in the securities of the Company. When in doubt, investors are advised to seek professional advice from professional or financial advisers.

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

Hong Kong, 5 October 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*