



**越秀地產股份有限公司**  
**YUEXIU PROPERTY COMPANY LIMITED**

*(Incorporated in Hong Kong with limited liability)*

**(Stock code: 00123)**

16 June 2021

To Qualifying Shareholders

Dear Shareholder(s)

**Yuexiu Property Company Limited (the “Company”) – Notice of publication of prospectus in relation to the proposed global offering of shares (the “Prospectus”) by YUEXIU SERVICES GROUP LIMITED (“Yuexiu Services”)**

Reference is made to the announcements of the Company dated 10 February 2021, 17 May 2021 and 9 June 2021 (the “**Announcements**”) in relation to the proposed spin-off and separate listing of Yuexiu Services on the Main Board of The Stock Exchange of Hong Kong Limited (the “**Stock Exchange**”). Unless the context otherwise requires, capitalised terms used herein shall have the same meanings as those defined in the Announcements.

We hereby notify you that Yuexiu Services has published the Prospectus on 16 June 2021. In connection with the Preferential Offering, the **BLUE** Application Form for each Qualifying Shareholder to apply for the Reserved Shares under the Preferential Offering is enclosed. In addition, Qualifying Shareholders will receive a copy of the Prospectus in the manner in which they have elected to receive corporate communications under the Company’s corporate communications policy.

An electronic version of the Prospectus (which is identical to the printed Prospectus) can be accessed and downloaded from the websites of Yuexiu Services at [www.yuexiuserVICES.com](http://www.yuexiuserVICES.com) and the Stock Exchange at [www.hkexnews.hk](http://www.hkexnews.hk) under the section headed “HKEXnews > Listed Company Publications > Latest Listed Company Information” from 16 June 2021.

A printed copy of the Prospectus may also be obtained from any of the designated branches of the receiving banks or the designated offices of the Joint Global Coordinators as stated in the announcement made by Yuexiu Services dated 16 June 2021.

Should you have any queries relating to this letter, please contact the enquiry hotline of Tricor Abacus Limited at (852) 2980 1333 from 9:00 a.m. to 5:00 p.m. (Monday to Friday, excluding Hong Kong public holidays).

Yours faithfully

For and on behalf of

**Yuexiu Property Company Limited**

**Yu Tat Fung**

*Company Secretary*