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(Incorporated in Hong Kong with limited liability)

(Stock code: 00123)

ANNOUNCEMENT

PROPOSED ISSUE OF CNY1,735,000,000 3.40% GUARANTEED GREEN NOTES DUE 2029

This announcement is made pursuant to Rule 13.18 of the Listing Rules.

The Board wishes to announce that on 30 January 2026, the Issuer as issuer, the Company as guarantor and the Joint Lead Managers as joint lead managers entered into the Subscription Agreement, pursuant to which the Joint Lead Managers have severally and not jointly agreed to subscribe and pay for, or to procure subscribers to subscribe and pay for, the Green Notes, and the Issuer has agreed to issue the Green Notes on the Issue Date to the Joint Lead Managers or as the Joint Lead Managers may direct.

The Green Notes will be offered by way of debt issues to professional investors (as defined in Chapter 37 of the Listing Rules) only. The Issuer and the Company will apply for the listing of the Green Notes on the Stock Exchange by way of debt issues to professional investors only.

The gross proceeds of the Proposed Green Notes Issue before deducting underwriting commissions to be charged by the Joint Lead Managers and other expenses incurred or to be incurred in connection with the Proposed Green Notes Issue will amount to CNY1,735 million. The net proceeds from the offering of the Green Notes are intended to be used in accordance with the Certificate of Review and Registration of Enterprise Borrowing of Foreign Debts (企業借用外債審核登記證明) (發改辦外債2025[302]號) dated 11 July 2025 for refinancing certain offshore medium to long term debts maturing within one year of the Issuer, the Company and its subsidiaries taken as a whole. An amount equal to the net proceeds from the offering of the Green Notes will be allocated exclusively to finance and/or refinance the eligible green project(s) in line with the Sustainable Finance Framework of the Company.

Completion of the transactions under the Subscription Agreement is subject to the satisfaction, or waiver, of the conditions precedent therein. In addition, the Subscription Agreement may be terminated under certain circumstances. As the issue and subscription of the Green Notes under the Subscription Agreement may or may not proceed to completion, Shareholders and prospective investors are reminded to exercise caution when dealing in the Shares.

This announcement is made pursuant to Rule 13.18 of the Listing Rules.

The Board wishes to announce that on 30 January 2026, the Issuer as issuer, the Company as guarantor and the Joint Lead Managers as joint lead managers entered into the Subscription Agreement.

SUBSCRIPTION AGREEMENT

Date: 30 January 2026

Parties:

- (1) the Issuer, as issuer
- (2) the Company, as guarantor

(3) CLSA Limited, DBS Bank Ltd., Yue Xiu Securities Company Limited, Chong Hing Bank Limited, Hua Xia Bank Co., Limited Hong Kong Branch, China Zheshang Bank Co., Ltd. (Hong Kong Branch), China Everbright Bank Co., Ltd., Hong Kong Branch, China Industrial Securities International Brokerage Limited, China International Capital Corporation Hong Kong Securities Limited, China Securities (International) Corporate Finance Company Limited, CMBC Securities Company Limited, CNCB (Hong Kong) Capital Limited, Guotai Junan Securities (Hong Kong) Limited, Industrial Bank Co., Ltd. Hong Kong Branch, Shanghai Pudong Development Bank Co., Ltd., Hong Kong Branch and The Hongkong and Shanghai Banking Corporation Limited as joint lead managers

Subject to and in accordance with the provisions of the Subscription Agreement, the Joint Lead Managers have severally and not jointly agreed to subscribe and pay for, or to procure subscribers to subscribe and pay for, the Green Notes, and the Issuer has agreed to issue the Green Notes on the Issue Date to the Joint Lead Managers or as the Joint Lead Managers may direct.

The Issuer and the Company have agreed that the Issuer will (failing whom the Company will) pay the Joint Lead Managers management and underwriting commission and certain of their expenses in connection with the Proposed Green Notes Issue.

The Green Notes will be offered by way of debt issues to professional investors (as defined in Chapter 37 of the Listing Rules) only. The Green Notes will be offered and sold only outside the United States in reliance on Regulation S under the Securities Act.

Conditions Precedent

The obligations of the Joint Lead Managers to subscribe and pay for, or to procure subscribers to subscribe and pay for, the Green Notes, are conditional upon, among other things:

- (a) the Issuer and the Company, having performed all of their respective obligations under the Subscription Agreement to be performed on or before the Issue Date and upon the accuracy, on the Issue Date, of the representations and warranties of the Issuer and the Company contained therein; and
- (b) the Stock Exchange having agreed to list the Green Notes, subject only to their issue.

PRINCIPAL TERMS OF THE GREEN NOTES

Green Notes Offered

The Green Notes will comprise CNY1,735,000,000 3.40% guaranteed green notes to be subscribed, or procured to be subscribed, severally and not jointly by the Joint Lead Managers, which will mature in 2029.

Issue Price

The Green Notes shall be issued at a price equal to 100.00% of the principal amount of the Green Notes plus accrued interest, if any, from 6 February 2026 to the Issue Date.

Interest Rate

The Green Notes will bear interest on their outstanding principal amount from and including the Issue Date at the rate of 3.40% per annum, payable semi-annually in arrear on the Interest Payment Date (as defined in the Terms and Conditions) falling on, or nearest to, 6 February and 6 August in each year.

Ranking of the Green Notes and Guarantee

The Green Notes will constitute direct, unsubordinated, unconditional, and (subject to the negative pledge covenant set out in the Terms and Conditions) unsecured obligations of the Issuer and shall at all times rank *pari passu* and without any preference among themselves. The payment obligations of the Issuer under the Green Notes and of the Company under the guarantee given by the Company under the Trust Deed shall, save for such exceptions as may be provided by applicable legislation and subject to the negative pledge covenant set out in the Terms and Conditions, at all times rank at least equally with all other unsecured and unsubordinated indebtedness and monetary obligations of the Issuer and the Company, respectively, present and future.

Redemption Right

Holders of the Green Notes are entitled to redemption right pursuant to the Change of Control Put Option (as defined below) under the Terms and Conditions.

If, at any time while any of the Green Notes remains outstanding, a Change of Control Put Event (as defined in the Terms and Conditions) occurs, then the holder of each such Green Note will have the option (a “**Change of Control Put Option**”), subject to certain conditions, to require the Issuer to redeem or otherwise purchase that Green Note at the price set out in the Terms and Conditions.

A “**Change of Control Put Event**” includes, among others, the State-owned Assets Supervision and Administration Commission of the Guangzhou Municipal People’s Government, GZYX or their respective successors ceasing to have, either directly or indirectly or as the beneficiary of a trust, acting individually or together, Control of the Company.

Accordingly, the condition described above imposes an obligation on GZYX to maintain Control of the Company, which constitutes a specific performance obligation on a controlling shareholder under Rule 13.18 of the Listing Rules, the breach of which would cause a default under the Terms and Conditions whereby holders of the Green Notes are entitled to exercise their Change of Control Put Options.

The aggregate amount of Green Notes that may be affected if holders of the Green Notes exercise their Change of Control Put Options is CNY1,735,000,000, being the aggregate principal amount of the Green Notes. The life of the facility for the purpose of Rule 13.18 of the Listing Rules is three years in respect of the Green Notes.

LISTING

The Issuer and the Company will apply for the listing of the Green Notes on the Stock Exchange by way of debt issues to professional investors only.

USE OF PROCEEDS

The gross proceeds of the Proposed Green Notes Issue before deducting underwriting commissions to be charged by the Joint Lead Managers and other expenses incurred or to be incurred in connection with the Proposed Green Notes Issue will amount to CNY1,735 million. The net proceeds from the offering of the Green Notes are intended to be used in accordance with the Certificate of Review and Registration of Enterprise Borrowing of Foreign Debts (企業借用外債審核登記證明) (發改辦外債2025[302]號) dated 11 July 2025 for refinancing certain offshore medium to long term debts maturing within one year of the Issuer, the Company and its subsidiaries taken as a whole. An amount equal to the net proceeds from the offering of the Green Notes will be allocated exclusively to finance and/or refinance the eligible green project(s) in line with the sustainable finance framework of the Company.

LISTING RULES IMPLICATIONS

Each of Chong Hing Bank Limited and Yue Xiu Securities Company Limited is a subsidiary of GZYX, which is the ultimate controlling shareholder of the Company. As such, each of Chong Hing Bank Limited and Yue Xiu Securities Company Limited is a connected person of the Company.

As the Subscription Agreement has been entered into between (among others) the Company, the Issuer, Chong Hing Bank Limited and Yue Xiu Securities Company Limited on normal commercial terms, and the highest applicable percentage ratio as calculated in accordance with Chapter 14 of the Listing Rules using the maximum aggregate amount of management and

underwriting commission, fees and expenses (if any) payable to Chong Hing Bank Limited and Yue Xiu Securities Company Limited under the Subscription Agreement is less than 0.1%, the transactions in respect of the payment of management and underwriting commission, fees and expenses (if any) by the Issuer to each of Chong Hing Bank Limited and Yue Xiu Securities Company Limited (whether on a standalone or aggregated basis) contemplated under the Subscription Agreement will be regarded as *de minimis* connected transactions and are fully exempt from announcement, reporting and independent Shareholders' approval requirements under Chapter 14A of the Listing Rules.

Completion of the transactions under the Subscription Agreement is subject to the satisfaction, or waiver, of the conditions precedent therein. In addition, the Subscription Agreement may be terminated under certain circumstances. As the issue and subscription of the Green Notes under the Subscription Agreement may or may not proceed to completion, Shareholders and prospective investors are reminded to exercise caution when dealing in the Shares.

DEFINITIONS

In this announcement, the following expressions have the meanings set out below unless the context otherwise requires:

“Board”	the board of directors of the Company
“Change of Control Put Event”	has the meaning given to it in the paragraph headed “Redemption Right” of this announcement
“Change of Control Put Option”	has the meaning given to it in the paragraph headed “Redemption Right” of this announcement
“Chong Hing Bank Limited”	Chong Hing Bank Limited (創興銀行有限公司), a limited liability company incorporated under the laws of Hong Kong
“CNY”	the lawful currency of the PRC
“Company”	Yuexiu Property Company Limited (越秀地產股份有限公司), a company incorporated in Hong Kong with limited liability, the shares of which are listed on the Main Board of The Stock Exchange of Hong Kong Limited (Stock Code: 00123)
“connected person”	has the meaning ascribed to it under the Listing Rules
“controlling shareholder”	has the meaning ascribed to it under the Listing Rules

“Control”	the acquisition or control of more than 30% of the voting rights of the issued share capital of the Company or the right to appoint and/or remove all or the majority of the members of the Board or other governing body, whether obtained directly or indirectly, and whether obtained by ownership of share capital, the possession of voting rights, contract or otherwise
“Green Notes”	CNY1,735,000,000 3.40% guaranteed green notes due 2029
“GZYX”	Guangzhou Yue Xiu Holdings Limited* (廣州越秀集團股份有限公司), a limited liability company established in the PRC which is majority owned by the Guangzhou Municipal People's Government of the PRC and is the ultimate controlling shareholder of the Company
“Hong Kong”	the Hong Kong Special Administrative Region of the PRC
“Issue Date”	6 February 2026, or such later date, not being later than 20 February 2026, as the Issuer and the Joint Lead Managers may agree
“Issuer”	JOY DELIGHT INTERNATIONAL LIMITED 愉欣國際有限公司, a company incorporated in the British Virgin Islands with limited liability and is an indirect wholly-owned subsidiary of the Company
“Joint Lead Managers”	CLSA Limited, DBS Bank Ltd., Yue Xiu Securities Company Limited, Chong Hing Bank Limited, Hua Xia Bank Co., Limited Hong Kong Branch, China Zheshang Bank Co., Ltd. (Hong Kong Branch), China Everbright Bank Co., Ltd., Hong Kong Branch, China Industrial Securities International Brokerage Limited, China International Capital Corporation Hong Kong Securities Limited, China Securities (International) Corporate Finance Company Limited, CMBC Securities Company Limited, CNCB (Hong Kong) Capital Limited, Guotai Junan Securities (Hong Kong) Limited, Industrial Bank Co., Ltd. Hong Kong Branch, Shanghai Pudong Development Bank Co., Ltd., Hong Kong Branch and The Hongkong and Shanghai Banking Corporation Limited, and “ Joint Lead Manager ” shall mean any one of them
“Listing Rules”	the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited

“Offering Circular”	the offering circular of the Issuer dated 30 January 2026 in relation to the Green Notes
“PRC”	the People’s Republic of China and for geographical reference only (unless otherwise stated) excludes Hong Kong, Macau and Taiwan
“Proposed Green Notes Issue”	the proposed issue of the Green Notes
“Shareholder(s)”	the shareholder(s) of the Company
“Shares”	the shares of the Company
“Stock Exchange”	The Stock Exchange of Hong Kong Limited
“Subscription Agreement”	the subscription agreement dated 30 January 2026 entered into between the Issuer as issuer, the Company as guarantor and the Joint Lead Managers as joint lead managers in relation to the Proposed Green Notes Issue
“Terms and Conditions”	the terms and conditions of the Green Notes contained in the Offering Circular
“Trust Deed”	the trust deed to be entered into between the Issuer as issuer, the Company as guarantor and China CITIC Bank International Limited as trustee on or around the Issue Date relating to the Green Notes
“Yue Xiu Securities Company Limited”	Yue Xiu Securities Company Limited, a limited liability company incorporated under the laws of Hong Kong

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

Hong Kong, 2 February 2026

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

<i>Executive Directors:</i>	<i>LIN Zhaoyuan (Chairman), ZHU Huisong, JIANG Guoxiong, HE Yuping, CHEN Jing and LIU Yan</i>
<i>Non-executive Directors:</i>	<i>ZHANG Yibing and SU Junjie</i>
<i>Independent Non-executive Directors:</i>	<i>YU Lup Fat Joseph, LEE Ka Lun, LAU Hon Chuen Ambrose and CHEUNG Kin Sang</i>

** For identification purpose only*