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FOR REFERENCE ONLY

Subject : Display of Previous Closing Price of Yuexiu Property Company Limited (stock code 123) on OTP-C for the Assured Entitlement to apply for the shares of Yuexiu Services Group Limited on Ex-All Date, 1 June 2021

Enquiry Tel : Mr. Leo Cheung (Tel: 2840 3450) or Ms. Grace Leung (Tel: 2840 3797)

Yuexiu Property Company Limited ("Yuexiu Property") announced a spin-off proposal for a separate listing of Yuexiu Services Group Limited ("Yuexiu Services") (the "Proposed Spin-Off"). Qualifying shareholders of Yuexiu Property will be entitled to apply for the shares of Yuexiu Services on an assured basis under the Preferential Offering (the "Assured Entitlement"). According to the timetable for the Assured Entitlement, Yuexiu Property's shares (stock code: 123) will be marked "ex-all" on 1 June 2021, the Ex-All Date.

Given that the exact value of the shares of Yuexiu Services is not known, the Exchange will display "N/A" in the "PRV CLOSE" field of Yuexiu Property's OTP-C stock page on 1 June 2021, the Ex-All Date in accordance with the OTP-C standard practice. The unadjusted previous closing price will be displayed in the free text field.

Shareholders, investors and market participants should read the announcements issued by Yuexiu Property in full including the terms and conditions of the Proposed Spin-Off and the Assured Entitlement in dealing with Yuexiu Property's shares. If they are in doubt, they should consult their professional adviser(s).

Charles Woo
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