



Yuexiu Property Monthly Update

Issue 11 2013

Highlights:

- P.1 Operating Data
- P.2 Other News
- P.2 Project Introduction
- P.3 Recent Research Reports
- P.4 Investor and Media Events

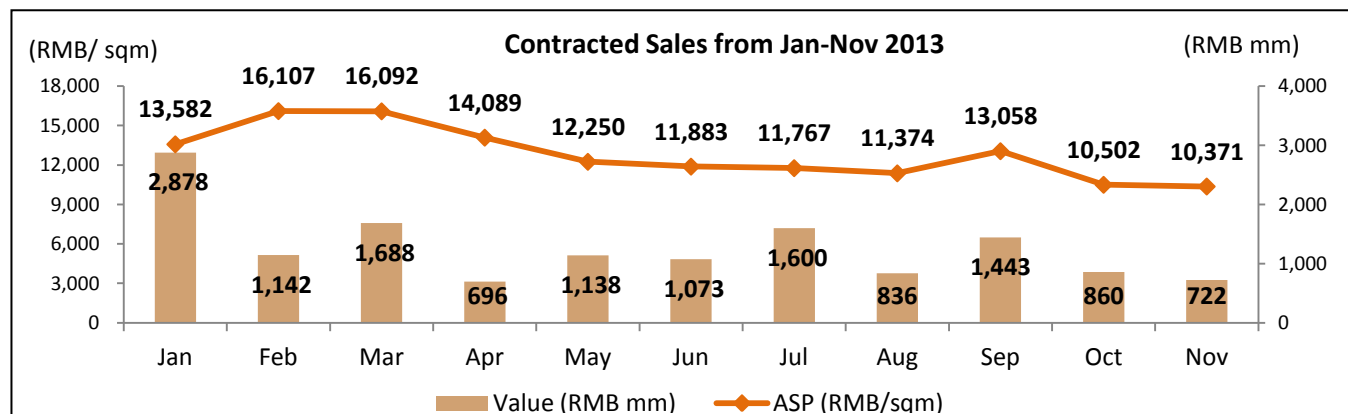
I. Operating Data (Unaudited)

Contracted Sales Value in November 2013 Grew 256% Year-on-Year
Contracted Sales Value Reached RMB14.1 Billion During January to November
Completed 97% of Upgraded Full-year Sales Target

Yuexiu Property Company Limited (“Yuexiu Property” or the “Company”) (HKEx Stock Code: 00123) delivered strong sales performance during November 2013 with contracted sales value amounting to approximately RMB722 million, representing year-on-year growth of 256%. The corresponding contracted sales gross floor area (“GFA”) amounted to approximately 69,600 sq.m., representing year-on-year increase of 171%.

During January to November 2013, aggregate contracted sales value of the Company rose 19% year-on-year to approximately RMB14.078 billion, representing approximately 97% of the upgraded full-year sales target of RMB14.5 billion. Aggregated contracted sales GFA grew 11% year-on-year to approximately 1,091,900 sq.m., accounting for approximately 92% of the upgraded full-year target of 1,190,000 sq.m.. The average selling price increased during January to November 2013 to approximately RMB12,893 per sq.m., representing growth of 7% compared to the corresponding period in 2012.

The aggregate value of contracted sales and preliminary sales (formal sales contracts which are expected to be entered into soon) for the period from January to November 2013 was approximately RMB15.622 billion and the aggregate GFA of contracted sales and preliminary sales totaled approximately 1,207,900 sq.m..



II. Other News

Yuexiu Property Won

“The Excellence of Listed Enterprise Award 2013” from *Capital Weekly* and “Outstanding Listed Company Award” from *The Hong Kong Institute of Financial Analysts and Professional Commentators Limited (IFAPC)*

Yuexiu Property has recently won two important awards separately from renowned financial magazine *Capital Weekly* and *the Hong Kong IFAPC*. These awards once again indicate the capital market’s recognition of the Company and enhance the Company’s brand profile.

Organized by *Capital Weekly* magazine, “The Excellence of Listed Enterprise Award 2013” commends enterprises for outstanding performance in corporate governance, investor relations, corporate strategy, social responsibility as well as annual business growth, and summarizes the strategies behind their success. Yuexiu Property has been honoured with this award for three consecutive years.

As the organizer of “Outstanding Listed Company Award”, *The Hong Kong IFAPC* was established by a professional team of well-known financial industry experts in Hong Kong. Members of the institute consist of influential representatives from Hong Kong’s security broking, fund management and accountancy. The “Outstanding Listed Company Award” honors outstanding listed companies with great potential for growth.

III. Project Introduction

Kunshan Paradiso Lanting

Kunshan Paradiso Lanting (previously known as Kunshan Huaqiao Project) is located in the Huaqiao Economic Development Zone of Kunshan in Jiangsu Province. The project has total gross floor area of 540,000 sq.m., and consists of twelve 27 to 34-storey residential buildings and thirteen 8 to 11-storey residential buildings. Conveniently situated at the junction of Shanghai and Kunshan, the project is only a 5-minute drive from the city centre of Kunshan and the Huaqiao Station of Line 11 of the Shanghai Metro. It is also close to the China National Highway 312, thus highly accessible to transportation. Lifestyle needs are also fully met by the nearby facilities including a unique commercial street.

The project is jointly developed by Yuexiu Property and Guangzhou Guangdian Property Development Group Co., Ltd. Since the sales began in early November, the project has received overwhelming market response and registered contracted sales value of RMB270 million in that month.

**Yuexiu Property Won
“The Excellence of
Listed Enterprise Award” from
*Capital Weekly Magazine***



**Yuexiu Property Received
“Outstanding Listed Company Award”
from the Hong Kong IFAPC**



Kunshan Paradiso Lanting



Wuhan Starry Emperor

Wuhan Starry Emperor (previously known as Wuhan Jiang'an Project) is located in the Hankou District of Wuhan City, Hubei Province. As an integrated urban complex with a total gross floor area of over 600,000 sq.m., it consists of four office towers with a vertical height of between 100 metres and 400 metres, 2-storey and 3-storey commercial podiums and sixteen 10 to 32-storey residential buildings. This project is another key development by Yuexiu Property following Wuhan Starry Winking. In late November, the Company launched the project's first phase, which mainly consisted of residences of 90 sq.m to 142 sq.m. each, and was well-received by the market.

The project is located adjacent to Tazi Lake, the largest city lake in the Hankou District. With clear waters and a scenic environment, the setting is ideal for living. The project is easily accessible to the transportation as it is only a 10-minute drive from Wuhan's downtown and is close to Line 8 of Wuhan Metro, which is currently under construction. There are comprehensive facilities in the surrounding areas of the project, including schools, hospitals and large-scale supermarkets.

IV.Latest Research Reports on Yuexiu Property

Date of Report	Broker
2013-12-06	Deutsche Bank
2013-11-25	Citi
2013-11-01	ICBC International
2013-09-16	DBS Vickers
2013-09-13	Standard Chartered
2013-08-23	ICBC International
2013-08-23	First Shanghai
2013-08-22	Standard Chartered
2013-08-22	Morgan Stanley
2013-08-22	BOCOM
2013-08-22	DBS Vickers
2013-08-22	Citi
2013-08-22	Kim Eng
2013-08-22	Mizuho
2013-08-22	Sunwah Kingsway
2013-08-21	CIMB
2013-08-21	Bank of America Merrill Lynch
2013-08-02	BOCOM

Wuhan Starry Emperor



Research Report on Yuexiu Property Issued by Deutsche Bank



V. Recent Investor and Media Events

Event	Date	Location
<i>The Asset</i> "Corporate Governance Awards 2013" Award Ceremony	2013-12-10	Hong Kong
RHB OSK Securities Investor Luncheon	2013-12-10	Hong Kong
<i>The Hong Kong IFAPC</i> "Outstanding Listed Company Award" Award Ceremony	2013-11-28	Hong Kong
<i>Capital Weekly</i> "The Excellence of Listed Enterprise Award 2013" Award Ceremony	2013-11-18	Hong Kong
Morgan Stanley 12 th Annual Asia Pacific Summit	2013-11-14	Singapore
Citi China Investor Conference	2013-11-12	Macau
Bank of America Merrill Lynch China Conference	2013-11-07	Beijing
Standard Chartered Asia Pacific Emerging Corporate Conference	2013-10-28	Hong Kong
Daiwa Property and REIT Conference	2013-09-18	Hong Kong
Yuexiu Property 2013 Interim Results Roadshow	2013-09-17	Taiwan
Mizuho Securities Investment Conference	2013-09-09~10	Tokyo
Yuexiu Property "279 Prince Edward Road West" Project Groundbreaking Ceremony and Media Interview	2013-09-09	Hong Kong
Nomura China Investor Forum	2013-09-05	Shanghai
Guangzhou Fortune World Plaza Media Tour and Management Interview	2013-08-29	Guangzhou

VI. Upcoming Investor and Media Events

Event	Date	Location
Barclays China Property Day	2014-01-06	Hong Kong

About Yuexiu Property

Yuexiu Property Company Limited (HKEx Stock Code: 00123) was listed in Hong Kong in 1992. The Company's main business is property development with its operations mainly concentrated in the Guangzhou area. Its business is gradually expanding to Pearl River Delta, and branching out to selective locations in the Yangtze River Delta, Bohai Rim Economic Zone and Central China. As of 30 June 2013, the Company's combined GFA of properties under development and undeveloped properties was approximately 14.45 million sq.m..

Disclaimer

The Company wishes to remind investors that the above operational statistics are based on the Group's internal records which are unaudited. Differences may arise between such statistics and the data disclosed in subsequent audited financial statements. Such statistics are provisional and for reference purposes only. Investors are cautioned not to rely unduly on such statistics.

Yuexiu Property Company Limited Swan Wan

Tel: (852)2593 2326
 Fax: (852)2511 0832
 Email: contact@yuexiu.com.hk

iPR Ogilvy Ltd. Gary Li/ Joey Ho/ Janis Lai

Tel: (852) 3170 6753/ 3920 7642/
 3920 7646
 Fax: (852) 3170 6606
 Email: yuexiuproperty@iprogilvy.com