



Yuexiu Property Monthly Update

Issue 1, 2017

I. Operating Data (Unaudited)

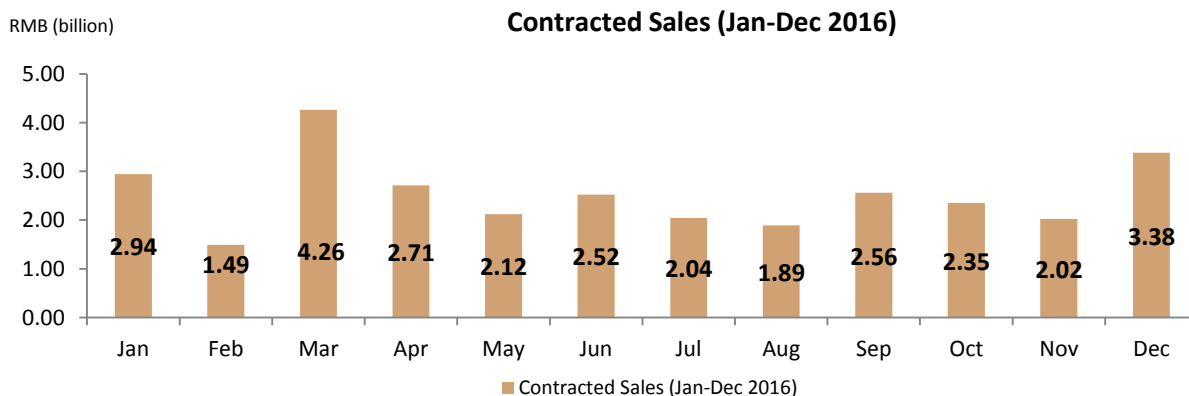
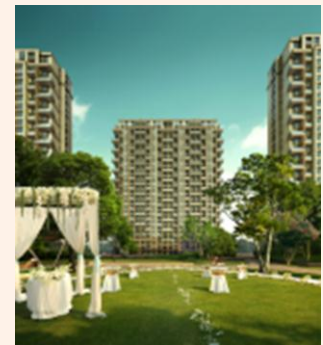
Contracted Sales Value in 2016 Grew 22% to RMB30.25 Billion Beating Full-year Sales Target

Yuexiu Property Company Limited (“Yuexiu Property” or the “Company”) (HKEx Stock Code: 00123) registered contracted sales value (“contracted sales” include contracted sales by joint venture projects) of approximately RMB3.38 billion for the month of December 2016, representing a year-on-year increase of approximately 21%. The corresponding gross floor area (“GFA”) sold amounted to approximately 233,000 sq.m., representing a year-on-year decrease of approximately 6%.

The value of the aggregate contracted sales of the Company for the period from January to December 2016 amounted to approximately RMB30.25 billion, representing a year-on-year increase of approximately 22%. The corresponding GFA of aggregate contracted sales amounted to approximately 2,396,000 sq.m., representing a year-on-year increase of approximately 5%. The value of the aggregate contracted sales accounted for approximately 117% of the 2016 contracted sales target of RMB25.8 billion.

As at 31 December 2016, the value of preliminary sales (the formal sales contracts to be entered into soon) was approximately RMB2.02 billion and the GFA of the preliminary sales was approximately 152,000 sq.m.. If the contracted sales are aggregated with the preliminary sales, the total value of sales and the total corresponding GFA sold was approximately RMB32.27 billion and approximately 2,548,000 sq.m., respectively.

Yuexiu Property Beating Full-year Sales Target



II. Other News

Yuexiu Property wins “Best Corporate Governance Award”

Recently, Yuexiu Property has received the “Best Corporate Governance Award” at the award presentation ceremony of “2016 China Financial Market Listed Companies Awards” organized by *China Financial Market*, a renowned financial magazine in Hong Kong. The event was also held under the auspices of The Listed Companies Council of the Hong Kong Chinese Enterprises Association. The award aims to select model companies among Hong Kong-listed enterprises in recognition of their performance in the past year in the business sector.

The winning of “Best Corporate Governance Award” reaffirmed the capital market’s high regard for Yuexiu Property’s outstanding corporate governance and its performance. 2016 is the first year of Yuexiu Property’s thirteenth five-year plan, and the Company accurately gauged the market trend and applied proactive and flexible sales strategy to attain significant growth in contract sales. The Company has increased its land bank proactively through various ways, especially in key markets such as Guangzhou, Wuhan and Hangzhou, etc. Recently, Yuexiu Property has acquired a high-quality property project in Nansha District, Guangzhou City from its parent company Yuexiu Group with the aim of becoming a better and stronger company.

Yuexiu Property wins “Best Corporate Governance Award”



Guangzhou Yuexiu Starry Haizhu Bay

III. Introduction of Projects

Guangzhou Yuexiu Starry Haizhu Bay

Guangzhou Yuexiu Starry Haizhu Bay (廣州越秀星匯海珠灣) is located at Guangzhi Area, West Haizhu District. The project is built near the bank of the Pearl River and thus enjoys good river views. This, coupled with the comprehensive services and facilities in the surrounding areas, make an excellent living environment. The property project will also benefit from convenient transportation as it is close to the Yangang Station on the Guangzhou-Foshan Metro Line Phase 2, and the Nanshi Lu Station on Metro Line 11 which is being planned.

The region where the project is situated has been positioned as the "Engine of Haizhu West, and the Harbour of Vitality in Guangzhou and Foshan". The region shall be developed to become a key production area in Guangzhou, a promenade for quality living in Guangzhou and Foshan, and key service centre in the western coast of Pearl River Delta. Given the apparent locational advantages, there is great development potential.

The first phase of the project is comprised of seven high-rise residential buildings and two blocks of boutique apartments, including flats of 75 sq.m. to 110 sq.m. with two to four rooms and loft apartments of 35 sq.m. to 55 sq.m. In addition, the project will also include a large commercial complex by the bank of the Pearl River. The commercial complex will contain a shopping mall and a theme commercial street with facilities for entertainment, leisure and culture.



IV. Recent Research Reports on Yuexiu Property

Date of Report	Broker	Date of Report	Broker
2017-1-17	Credit Suisse	2016-11-30	BOCI
2017-1-9	UOB Kay Hian	2016-11-28	Morgan Stanley
2017-1-3	BOCOM International	2016-11-25	China Merchants Securities
2016-12-22	CCB International	2016-10-11	Guangfa Securities

V. Recent Investor and Media Events

Event	Date	Location
Stock Connect Onshore Corporate Access Day	2017-1-19	Shenzhen
“2016 China Financial Market Listed Companies Awards” Awarding Ceremony	2017-1-12	Hong Kong
Yuexiu Property Extraordinary General Meeting	2016-12-09	Hong Kong
Analysts Meeting with Management	2016-11-28	Hong Kong
Stock Commentators Meeting with Management	2016-11-28	Hong Kong
“Listed Company Award of Excellence 2016” Awarding Ceremony	2016-11-21	Hong Kong
Morgan Stanley Asia-Pacific Investment Conference	2016-11-16	Singapore

About Yuexiu Property

Yuexiu Property Company Limited (HKEx Stock Code: 00123) was listed in Hong Kong in December 1992. The company's main business is property development and investment with its operations mainly concentrated in the Greater Guangzhou area, the Pearl River Delta, the Yangtze River Delta, the Bohai Rim and the Central Region. As of 30 June 2016, the company's landbank was approximately 13.25 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.

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