



Yuexiu Property Monthly Update

Issue 3, 2016

I. Operating Data (Unaudited)

Contracted Sales Value Reached RMB 1.49 billion in February 2016 With 108% Year-on-Year Growth

Yuexiu Property Company Limited (“Yuexiu Property” or the “Company”) (HKEx Stock Code: 00123) announced its contracted sales (“contracted sales” include contracted sales by joint venture projects) for February 2016. The Company registered contracted sales value of approximately RMB1.49 billion, representing a year-on-year increase of 108%. The corresponding gross floor area (“GFA”) sold amounted to approximately 152,000 sq.m., representing a year-on-year increase of 175%.

As at 29 February 2016, the value of the aggregate contracted sales of the Company amounted to approximately RMB4.43 billion, representing a year-on-year increase of approximately 77%. The corresponding GFA of aggregate contracted sales amounted to approximately 460,000 sq.m., representing a year-on-year increase of approximately 101%. The value of the aggregate contracted sales accounted for approximately 17% of the 2016 contracted sales target of RMB25.8 billion.

As at 29 February 2016, the value of preliminary sales (the formal sales contracts to be entered into soon) was approximately RMB1.64 billion and the GFA of the preliminary sales was approximately 200,000 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 RMB6.06 billion and approximately 660,000 sq.m. respectively.

II. Other News

Yuexiu Property Announces 2015 Annual Results

Yuexiu Property Company Limited and its subsidiaries (or the “Group”) is pleased to announce its annual results for the year ended 31 December 2015.

In the year of 2015, the Group realized revenue of approximately RMB22.12 billion, representing a year-on-year increase of 41%. Core net profit (excluding net revaluation gains on investment properties and foreign exchange gain/loss) was approximately RMB1.24 billion. The Board proposed to declare a final dividend of HK\$0.019 per share for 2015.

2015 Annual Results Announcement Presentation of Yuexiu Property



In 2015, the Group accurately grasped the market trend and adopted diversified and innovative sales strategies, thus hitting a historical high in contracted sales. The Group recorded aggregate contracted sales value (including contracted sales by joint venture projects) of approximately RMB24.85 billion and the corresponding gross floor area ("GFA") was approximately 2,272,000 sq.m., representing a year-on-year increase of 13% and 21% respectively. The Group successfully completed the full year sales target of RMB24.8 billion.

In view of the Group's operating conditions and the development trend of the property market, the Group further raised its contracted sales target to RMB25.8 billion for 2016 with confidence.

In 2015, the Group proactively used its advantages of onshore and offshore financing channels to rationalize resources allocation and further optimized financial structure to enhance the utilization rate of funds. During 2015, the Group raised RMB15.20 billion. By a combination of financing methods, the average borrowing cost in 2015 was 4.95%, a decrease of 0.12 percentage point as compared with that in 2014. Moody's, Fitch and Standard & Poor's all maintained the Group's investment grade ratings in 2015.

In 2015, the Group jointly developed Haizhu Guangzhi land parcel in Guangzhou with Greenland and jointly developed Xijiang Mansion project in Jiangmen with Country Garden, marking breakthroughs in the innovative cooperation model and resources integration in recent years. Meanwhile, the land parcels acquired by the Group in 2015 were mainly in first- and second-tier cities, with most of the transactions made at initial bidding prices, which allows the Group to grow further and enhance the return on investment. In 2015, the Group first established an employee incentive scheme in the Yuexiu City Box project in Foshan and then promoted it to other projects. The equity investment by management team members and core employees in project companies motivated the project team to maximize benefits for the enterprises.

III. Project Introduction

Guangzhou Starry Sky City

Yuexiu Property's residential project, Guangzhou Starry Sky City, is located in Tonghe area, which is the downtown area of Baiyun District, Guangzhou City. The project enjoys convenient public transport as it is situated at the interchange of Guangzhou Avenue North and the third phase of Huanan Expressway. In addition to being accessible by a well-developed network of roads, Guangzhou Starry Sky City can also be reached by the mass transit railway as it is adjacent to the Tonghe station on Guangzhou Metro's Line No.3. The project is surrounded by hills on three sides and affords the residents a scenic view and a comfortable living environment. Guangzhou Starry Sky City is located in the northern extension area of Guangzhou along a north-south axis that runs through the centre of the city. As the extension area's commercial and residential property development is maturing, the project is a promising investment.

Guangzhou Starry Sky City will have a total gross floor area of 680,000 sq.m. and 30 high-rise residential buildings will be built in the project. A commercial street with leisure and catering facilities, kindergartens and primary schools will be built on the southern part of the site of the project to meet the residents' various needs. The layout of the project allows separate zones for pedestrians and vehicles and space for a classical Chinese garden which complements the modern design of the project. It embodies the simplicity of the architecture and the state of being in harmony with nature.

Mr. Zhang Zhaoxing
Chairman



Mr. Lin Zhaoyuan
Vice Chairman &
General Manager



Guangzhou Starry Sky City



V. Recent Recent Research Reports on Yuexiu Property

Date of Report	Broker	Date of Report	Broker
2016-03-14	BOCOM	2016-03-01	BOCI
2016-03-10	DBS Vickers	2016-03-01	UOB Kay Hian
2016-03-01	Macquarie	2016-02-29	Mizuho
2016-03-01	Citi	2016-02-29	Morgan Stanley

IV. Recent Investor and Media Events

Event	Date	Location
Morgan Stanley Hong Kong Investor Summit	2016-03-17	Hong Kong
Yuexiu Property 2015 Annual Results Roadshow	2016-03-01~04	Hong Kong, Singapore
Yuexiu Property 2015 Annual Results Announcement	2016-02-29	Hong Kong

VI. Upcoming Investor and Media Events

Event	Date	Location
DBSV Pulse of Asia Conference	2016-04-21	Hong Kong
dbAccess Asia Conference	2016-05-23~24	Singapore
J.P. Morgan Global China Summit	2016-06-13~14	Beijing

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 Guangzhou area. It is gradually expanding its business to Pearl River Delta, and branching out to select locations in the Yangtze River Delta, Bohai Rim Economic Zone and Central Region. As of 31 December 2015, the company's combined GFA of properties under development and undeveloped properties was approximately 13.69 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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