



# Yuexiu Property Monthly Update

Issue 7, 2016

## I. Operating Data (Unaudited)

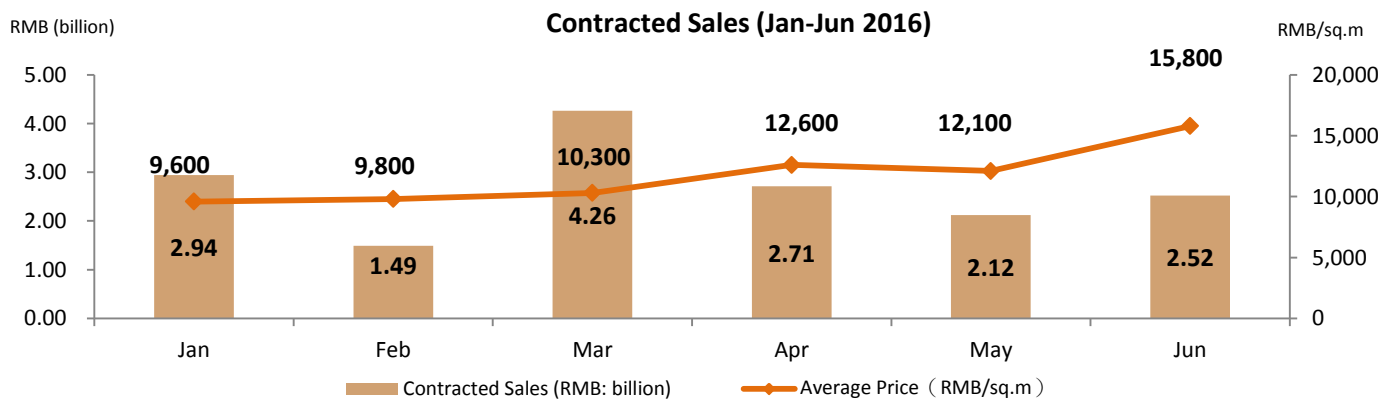
**Contracted Sales Value Grew 40% Year-on-Year to RMB16 billion in First Half of 2016 With 62% of Full Year Sales Target Accomplished**

**Yuexiu Property Company Limited** (“Yuexiu Property” or the “Company”) (HKEx Stock Code: 00123) registered contracted sales value of approximately RMB2.52 billion in June 2016. The corresponding gross floor area (“GFA”) amounted to approximately 159,200 sq.m..

The value of the aggregate contracted sales of the Company for the period from January to June 2016 amounted to approximately RMB16.03 billion, representing a year-on-year increase of approximately 40%. The corresponding GFA of aggregate contracted sales amounted to approximately 1,422,000 sq.m., representing a year-on-year increase of approximately 31%. The value of the aggregate contracted sales accounted for approximately 62% of the 2016 contracted sales target of RMB25.8 billion.

As at 30 June 2016, the value of preliminary sales (the formal sales contracts to be entered into soon) was approximately RMB0.94 billion and the GFA of the preliminary sales was approximately 85,000 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 RMB16.97 billion and approximately 1,507,000 sq.m. respectively.

**Yuexiu Property Achieved A Satisfying Sales Performance In The First Half Of 2016**



## II. Other News

### Yuexiu Property Successfully Acquired Hangzhou Jianggan Niu Tian Land Parcel

#### Supplement the land bank in Hangzhou core urban district and better play to the brand advantage and synergy in the region

Yuexiu Property Company Limited is pleased to announce that, on 8 July 2016, the Company acquired a parcel of land located at Niu Tian, Jianggan District, Hangzhou City, Zhejiang Province (“Hangzhou Jianggan Niu Tian Land Parcel”), for a consideration of RMB986 million by way of open tender through its indirect non-wholly-owned subsidiary.

The Hangzhou Jianggan Niu Tian Land Parcel has a site area of approximately 23,592 sq.m. and a total gross floor area of approximately 76,792 sq.m., of which the permissible gross floor area amounts to approximately 56,621 sq.m. and the underground gross floor area amounts to approximately 20,171 sq.m.. The average land cost based on the total gross floor area amounts to approximately RMB12,800 per sq.m.. The parcel of land is for residential use. Currently, the Company’s total land bank amounted to approximately 13.76 million sq.m.. In terms of the attributable interest, the Company’s land bank amounted to approximately 10.51 million sq.m..

The parcel of land is located east to Jiu Huan Road, south to Niu Tian C2-13 land parcel, west to Gui Hua Liu Hao Gang and north to Gui Hua Jiu Yuan Road in Jianggan District, Hangzhou City, Zhejiang Province. The parcel of land is close to the Jiuhe Road Station on Line 1 of the Hangzhou Metro and directly accessible to the main district via the Desheng Expressway and the Genshan Road, and enjoys convenient transportation. The parcel of land is situated in the core area of the Genbei New City which is a key construction of the Hangzhou Municipal Government and its locality advantage in the region is clear. The Genbei New City is an important area for the eastern urban expansion of Hangzhou City, and will be constructed as Jianggan District’s new business center and vast residential area, with huge potential for future development.

The Board believes that the Hangzhou Jianggan Niu Tian Land Parcel is acquired by the Company for the purpose of absorbing quality land bank appropriately under the strategy of “Focus on three core regions, namely Greater Guangzhou, Central China and Yangtze River Delta, with greater Guangzhou as the center, Wuhan and Hangzhou as the pillars for growth”. Following the acquisition of the Hangzhou Jianggan Niu Tian Land Parcel, the Company’s land bank in the Yangtze River Delta region reaches 2.46 million sq.m., and the Company’s development scale in the region is further expanded. At the same time, it is conducive for the Company to supplement the land bank in the core urban district of Hangzhou and better play to the brand advantage and synergy in the region.

## III. Project Introduction

### Suzhou Starry Pavilion

Suzhou Starry Pavilion is located in the core area of the Huaqiao Development Zone, Suzhou, Jiangsu Province and is adjacent to Jiading District, Shanghai City with an advantageous geographical location. The project borders upon Ludi Avenue, which is one of the major roads that run through Kunshan and is adjacent to Guangming Road Station of Shanghai Metro Line No.11, enjoying convenient transportation. It is expected that economic development in Shanghai City and Kunshan will drive the development of property market in areas surrounding the parcel of land, with a huge potential for future development. The project is jointly established by Yuexiu Property and Guangzhou Guangdian Property, which is another project jointly developed by the two companies following Suzhou Paradiso Pavilion.

### Yuexiu Property Has Developed Four Projects in Hangzhou



### Suzhou Starry Pavilion



#### IV. Recent Recent Research Reports on Yuexiu Property

Date of Report	Broker	Date of Report	Broker
2016-07-15	China Merchants Securities	2016-07-04	Macquarie
2016-07-14	UOB Kay Hian	2016-07-03	Morgan Stanley
2016-07-13	Guangfa Securities	2016-06-27	BOCOM
2016-07-11	Credit Suisse	2016-05-18	Mizuho

#### V. Recent Investor and Media Events

Event	Date	Location
Analysts Site-Visiting and Meeting with Management	2016-06-28	Guangzhou
Citi's Asia Pacific Property Conference	2016-06-23~24	Hong Kong
J.P. Morgan Global China Summit	2016-06-13~14	Beijing
Yuexiu Property Annual General Meeting	2016-06-08	Hong Kong
dbAccess Asia Conference	2016-05-23~24	Singapore
Yuexiu Property General Meeting	2016-05-11	Hong Kong
DBSV Pulse of Asia Conference 2016	2016-04-21	Hong Kong

#### 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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