



Yuexiu Property Monthly Update

Issue 3, 2017

I. Operating Data (Unaudited)

Contracted Sales Value Reached RMB 4.16 billion in March 2017

Yuexiu Property Company Limited (“Yuexiu Property” or the “Company”) (HKEx Stock Code: 00123) registered contracted sales value of approximately RMB4.16 billion, representing a year-on-year decrease of approximately 2% and a month-on month increase of approximately 215%. The corresponding gross floor area (“GFA”) sold amounted to approximately 233,000 sq.m., representing a year-on-year decrease of approximately 44% and a month-on month increase of approximately 205%. The average selling price was approximately 17,900 RMB/sq.m..

The value of the aggregate contracted sales of the Company for the period from January to March 2017 amounted to approximately RMB9.02 billion, representing a year-on-year increase of approximately 4%. The corresponding GFA of aggregate contracted sales amounted to approximately 552,000 sq.m., representing a year-on-year decrease of approximately 37%. The average selling price was approximately 16,300 RMB/sq.m.. The value of the aggregate contracted sales accounted for approximately 27% of the 2017 contracted sales target of RMB33.0 billion.

As at 31 March 2017, the value of preliminary sales (the formal sales contracts to be entered into soon) was approximately RMB2.13 billion and the GFA of the preliminary sales was approximately 108,000 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 RMB11.14 billion and approximately 660,000 sq.m., respectively.

II. Project Introduction

Guangzhou Starry Sky City

Guangzhou Starry Sky City (廣州星匯雲城) 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. 30 high-rise residential buildings will be built in the project and 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 project 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



Foshan Paradiso Power

Located at Chancheng District of Foshan City in Guangdong Province, Foshan Paradiso Power (佛山可逸新勢力) enjoys convenient transportation at the junction of two major roads in the city – Shidong Road and Foping Road. The project sits at a prime location within the mature Foshan Tour Mall commercial district, which is surrounded by well-established shopping, leisure, entertainment and catering facilities. Lifestyle needs are well-served given its proximity to educational institutions such as kindergartens, primary and secondary schools, as well as two major hospitals and other public facilities.

Wuhan International Financial City

Wuhan International Financial City (武漢國際金融匯) is located at the center of Wuhan City, Hubei Province, which is surrounded by Jiefang Avenue, Xinhua Road, Jingwu 4th Road, Jingwu East Road, Jiangnan North Road and Jingwu 1st Road. The business circle in which the project located is in the traditional commercial core zone of Wuhan, and is surrounded by premium office buildings and retail shopping mall complexes, creating a bustling business atmosphere. Meanwhile, it is in close proximity to the Zhongshan Park and Xunli Men stations of the Wuhan Metro Line No.2, and is also near Zhongshan Park and Sports Centre, with well equipped facilities. It plans to construct a city complex mainly housing the commercial streets, luxury hotels, high-end office buildings and residential units, aiming to become a new landmark of premium properties in Wuhan.

Hangzhou Starry City

Hangzhou Starry City (杭州星匯城) is located in the Qingshan Lake Science and Technology Town on the western side of Hangzhou City, Zhejiang Province. It will be an urban complex with high-end residential units, villas, 5-star hotels, grade-A offices and a large-scale shopping mall. The project is adjacent to the Qiangshan Lake National Forest Park, and it provides a comfortable living environment with clubhouse, swimming pool, schools and hotels. Upon completion, the project will become an innovative and inviting city combining leisure and resort living space, with technological research in innovation. The project is located in the Qingshan Lake Science and Technology Town, which is an important construction for Zhejiang Province to establish a province with outstanding science and technology and innovation. Qingshan Lake Science and Technology Town attracts a number of science and research institutions, high and new technology enterprises and talents of research & development as well as actively develops modern service and comprehensive living project, which brings tremendous development opportunities to Hangzhou Starry City.

Foshan Paradiso Power



Wuhan International Financial City



Hangzhou Starry City



III. Recent Research Reports

Date of Report	Broker	Date of Report	Broker
2017-04-06	Macquarie	2017-02-24	DBS
2017-03-28	Daiwa	2017-02-24	UOB Kay Hian
2017-03-27	Credit Suisse	2017-02-23	Mizuho
2017-03-20	BOCI	2017-02-23	Morgan Stanley
2017-03-09	BOCOM	2017-02-23	CCB International

IV. Recent Investor and Media Events

Event	Date	Location
Credit Suisse Asian Investment Conference	2017-03-27	Hong Kong
Yuexiu Property 2016 Annual Results Roadshow	2017-03-07	Singapore
Yuexiu Property 2016 Annual Results Roadshow	2017-02-24	Hong Kong

V. Upcoming Investors and Media Events

Event	Date	Location
Morgan Stanley Third Annual China Summit	2017-06-01	Beijing
J.P. Morgan Global China Summit	2017-06-05	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 and expanded into Pearl River Delta, Yangtze River Delta, Pan-Bohai Rim and Central Region. As of 23 February 2017, the Company's total GFA of properties under development and undeveloped properties was approximately 14.62 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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