



Yuexiu Property Monthly Update Issue 5 2015



I. Operating Data (Unaudited)

Contracted Sales Value Grew 54% Year-on-Year to RMB1.816 billion in April
Aggregate Contracted Sales Value Reached RMB5.71 billion from January to April 2015

Yuexiu Property Company Limited ("Yuexiu Property" or the "Company") (HKEx Stock Code: 00123) announced its unaudited contracted sales ("contracted sales" include contracted sales by joint venture projects) and preliminary sales statistics for April and for January to April 2015. For the month of April 2015, the Company registered contracted sales value of approximately RMB1.816 billion, representing a year-on-year increase of 54% and a month-on-month increase of 31%. Contracted sales gross floor area ("GFA") amounted to approximately 162,500 sq.m., representing a year-on-year increase of 117% and a month-on-month increase of 20%.

For January to April 2015, the aggregate contracted sales value amounted to approximately RMB5.71 billion, representing a year-on-year increase of 3%. The corresponding contracted sales GFA amounted to 526,300 sq.m., representing a year-on-year increase of 23%. The aggregate contracted sales value accounted for approximately 23% of the 2015 sales target of RMB24.8 billion. According to the Company' s project launch schedule for 2015, the contracted sales performance for the period from January to April 2015 was in line with the expectation of the management.

II. Other News

Fitch Affirms Yuexiu Property's Investment-grade Rating of 'BBB-' and 'Stable Outlook'

On 27 April, Fitch, an international credit rating agency, published a report affirming Yuexiu Property's investment-grade rating of 'BBB-' and considering the company's outlook as "stable". The ratings were premised on YXP's strong market position in Guangzhou and its increasing focus on high asset turnover ratio and its moderate leverage level.

Yuexiu Property were given investment-grade ratings by international credit rating agencies including Moody's, Fitch and Standard and Poor's in 2013 and 2014, thus becoming one of the few mainland China-based property developers which received investment-grade ratings by all the three international credit rating agencies at the same time.

Yuexiu Property's 2014 Annual Report has been Published on the HKEx Website



Latest Report on Yuexiu Property Issued by Fitch



The Company's current ratings by Moody's, Fitch and Standard and Poor's are "Baa3/Stable", "BBB-/Stable" and "BBB-/Stable" respectively. The investment-grade ratings reflected the international capital market's recognition of the Company's excellence in operation and steady financing capability. In 2014, average financing cost of the Company further dropped by 0.52 percentage points to 5.07%, representing a relatively low level among the mainland China-based property companies listed in Hong Kong.

Notice of Annual General Meeting

The annual general meeting ("2015 AGM") of Yuexiu Property will be held at Plaza III & IV, Lower Lobby, Novotel Century Hong Kong, 238 Jaffe Road, Wanchai, Hong Kong on Tuesday, 26 May 2015 at 10:30 a.m. Please refer to the Hong Kong Stock Exchange website for details of the relevant announcement.

III. Project Introduction

Yuexiu Royal Dragon Garden (越秀御龍苑) Wins Title of "Asia Top 10 Well-Crafted Condo 2015" in Hurun Report

On 24 April, Hurun Report announced the list of "Asia Top 10 Well-Crafted Condo 2015", which ranked ten boutique residence projects of renowned developers in Asia in the past two years. Among the rated projects was Yuexiu Royal Dragon Garden, the luxurious apartment project of Guangzhou Starry Wenhua under Yuexiu Property, which was also the only selected project in Guangzhou.

Guangzhou Starry Wenhua is located at the Higher Education Mega Center of Guangzhou, surrounded by 10 top high schools. The project faces Zhujiang and Lingnan Impression Park in the south which is in close proximity to Higher Education Mega Center South Station of Guangzhou Metro Line 4. It is highly accessible as it is only a 15 minutes' drive from the city center of Guangzhou. The newly launched Royal Dragon Garden (previously known as "River Sketch") is the finale of Yuexiu Property's property development at the Higher Education Mega Center. It consists of three 15 to 16-storey buildings with a green plot ratio of 60%. Approximately 1.8 parking space has been allotted to each flat, allowing its residents to enjoy a convenient, leisurely and comfortable life with privacy.

IV. Recent Research Reports

Date	Broker	Date	Broker
2015-05-12	Mizuho	2015-03-02	BOCI
2015-05-11	BOCOM	2015-03-02	Citi
2015-04-30	UOB	2015-03-02	BOCOM
2015-04-24	DBS Vickers	2015-03-02	Mizuho
2015-04-21	Citi	2015-03-02	DBS Vickers
2015-03-11	Kim Eng	2015-03-02	Morgan Stanley

Yuexiu Royal Dragon Garden



Research Report on Yuexiu Property Issued by Citi



V. Recent Investor and Media Events

Event	Date	Location
Macquarie Greater China Conference	2015-05-04	Hong Kong
The 2015 Asian Excellence Award Awarding Ceremony	2015-04-10	Hong Kong
Yuexiu Property 2014 Annual Results Roadshow	2015-03-05~06	Singapore
Yuexiu Property 2014 Annual Results Roadshow	2015-03-02	Hong Kong
Yuexiu Property 2014 Annual Results Announcement	2015-02-27	Hong Kong
Barclays 2015 China Property Day	2015-01-07	Hong Kong

VI. Upcoming Investor and Media Events

Event	Date	Location
Barclays Asia Financial and Property Conference	2015-05-21	Hong Kong
Morgan Stanley China Summit	2015-05-27	Beijing
Citi's Asia Pacific Property Conference	2015-06-25	Hong Kong
DBSV Pulse of Asia Conference	2015-07-08	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 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 2014, the Company's combined GFA of properties under development and undeveloped properties was approximately 14.31 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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