



Yuexiu Property Monthly Update

Issue 12, 2016

I. Operating Data (Unaudited)

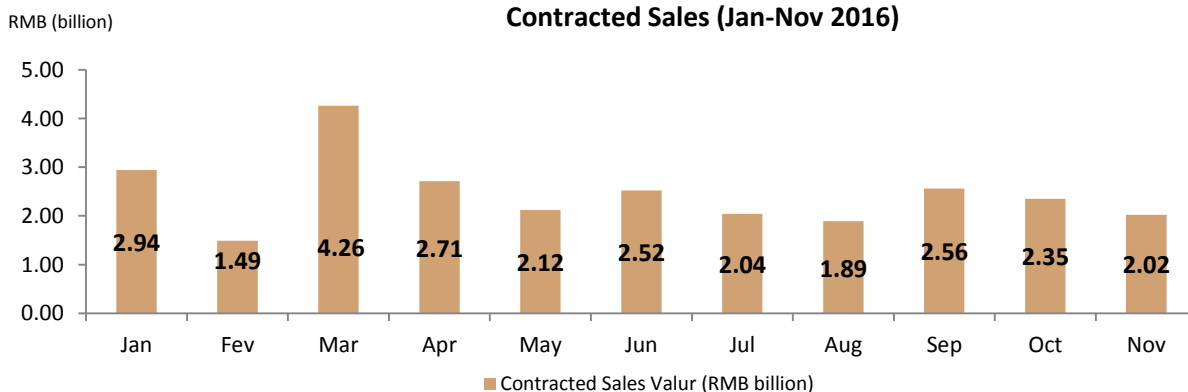
Contracted Sales Value Grew 22% Year-on-Year to RMB26.88 billion from January to November 2016

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 RMB2.02 billion for the month of November 2016. The corresponding gross floor area (“GFA”) sold amounted to approximately 122,000 sq.m..

The value of the aggregate contracted sales of the Company for the period from January to November 2016 amounted to approximately RMB26.88 billion, representing a year-on-year increase of approximately 22%. The corresponding GFA of aggregate contracted sales amounted to approximately 2,163,000 sq.m., representing a year-on-year increase of approximately 7%. The value of the aggregate contracted sales accounted for approximately 104% of the 2016 contracted sales target of RMB25.8 billion.

As at 30 November 2016, the value of preliminary sales (the formal sales contracts to be entered into soon) was approximately RMB2.44 billion and the GFA of the preliminary sales was approximately 134,000 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 RMB29.31 billion and approximately 2,297,000 sq.m., respectively.

Yuexiu Property held Extraordinary General Meeting



II. Other News

The Resolution To Acquire Nansha Land Parcel Passed With Over 99% Of Votes Approved At Yuexiu Property's General Meeting

Yuexiu Property held an extraordinary general meeting on 9 December 2016 in Hong Kong to vote on resolutions to acquire Nansha Land Parcel from Yuexiu Group and to sell Hong Kong South China Hotel to Yuexiu Group. The two resolutions were duly passed with over 99% of the votes for them.

The land parcel acquired by the Company in Nansha has a total gross floor area of approximately 929,000 sq.m., of which the permissible gross floor area is approximately 693,000 sq.m. The land parcel will be used for residential property development. After the completion of the acquisition, the landbank of the Company in the Nansha District of Guangzhou City will increase to approximately 3.13 million sq.m.. The land parcel is located at the Jiaomen River city centre area in the heart of the Nansha District. This area focuses on the development of the urban comprehensive service functions, and its development plans include large urban support facilities such as hotels, hospitals and schools. The land parcel is also close to Jinzhou, which is a developed business district, and therefore has substantial potential for appreciation in value.

The transaction will further increase the Company's high-quality land bank, strengthen its core business of property development and solidify its leading position in Guangzhou's property market. The Company persistently increases its land bank in various ways to strategically accelerate its business development. This acquisition of the high-quality land from the Company's controlling shareholder has also demonstrated a unique advantage of resource synergy between the Company and its parent company.

Yuexiu Property Wins Listed Company Award of Excellence

Professional financial newspaper *Hong Kong Economic Journal* and PR ASIA Consultants Limited have jointly organized "Listed Company Award of Excellence 2016", and Yuexiu Property has won "Listed Company Award of Excellence 2016" in the category of Main Board. The judging panel decided on award-winning companies according to professional and comprehensive criteria and such companies had also been recognized for their outstanding performance in their respective industries. The award also reaffirmed the capital market's high regard for Yuexiu Property's excellence.

Yuexiu Property has been developing property business for over 30 years, and has proactively capitalized on the new normal of the Chinese economy. It recorded steady growth in its operating results and consistent increase in contracted sales. In addition, the Company has made breakthroughs in the reform of its operation mechanism and cooperation mode. Recently, Yuexiu Property has acquired a high-quality property project in Nansha District, Guangzhou City from its parent company with the aims of becoming a better and stronger company. "Listed Company Award of Excellence 2016" will enhance the awareness and reputation of the Company in the capital market.

Yuexiu Property held Extraordinary General Meeting



Yuexiu Property awarded "Listed Company Award of Excellence"



III. Recent Research Reports on Yuexiu Property

Date of Report	Broker	Date of Report	Broker
2016-12-14	BOCOM International	2016-11-25	China Merchants Securities
2016-11-30	BOCI	2016-10-11	Guangfa Securities
2016-11-29	UOB Kay Hian	2016-09-15	Mizuho Securities
2016-11-28	Morgan Stanley	2016-08-22	Macquarie

IV. Recent Investor and Media Events

Event	Date	Location
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
Citi China Investor Conference 2016	2016-11-04	Macau
BAML 2016 China Conference	2016-11-02	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 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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