



Yuexiu Property Monthly Update Issue 7 2015



I. Operating Data (Unaudited)

**Contracted Sales Value Grew 8% Year-on-Year to RMB11.5 billion
in First Half of 2015**

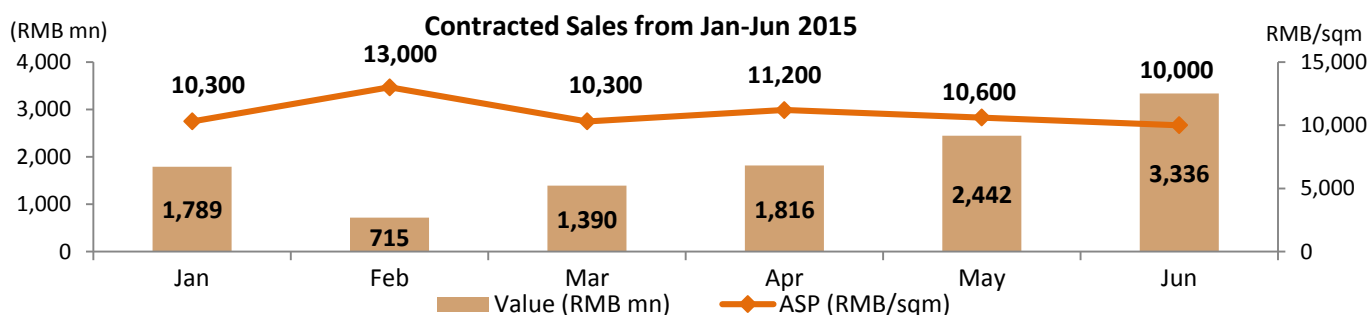
**Aggregate Value of Contracted and Preliminary Sales Reached RMB12.5 billion
With 50% of Full Year Target Accomplished**

Yuexiu Property Company Limited (“Yuexiu Property” or the “Company”) (HKEx Stock Code: 00123) registered contracted sales (“contracted sales” include contracted sales by joint venture projects) value of approximately RMB 3.336 billion for the month of June 2015, representing a year-on-year increase of 6% and a month-on-month increase of 37%. Contracted sales gross floor area (“GFA”) amounted to approximately 333,400 sq.m., representing a year-on-year increase of 35% and a month-on-month increase of 45%.

For January to June 2015, the aggregate contracted sales value amounted to approximately RMB 11.487 billion, representing a year-on-year increase of 8%. The corresponding contracted sales GFA amounted to 1,089,600 sq.m., representing a year-on-year increase of 30%. The aggregate value of contracted sales and preliminary sales (formal sales contracts which are expected to be entered into soon) was approximately RMB 12.469 billion, accounted for approximately 50% of the 2015 sales target of RMB24.8 billion.

The management of Yuexiu Property said, “The property market gradually picked up in the first half of the year. The Company achieved satisfactory sales performance through an accurate forecast of market trends, diversified marketing strategies as well as flexible sales tactics, with both contract sales value and GFA recording the Company’ s historical high in the first half of the year. According to the Company’ s project launch schedule for 2015, the contracted sales performance for the first half of 2015 was in line with management’ s expectation. Looking forward in the second half, the Company will continue to flexibly adjust its marketing strategy and opportunely launch new products that meet the market demand in a timely manner according to market conditions. We are fully confident of accomplishing this year’ s sales target.”

**Yuexiu Property
achieved a satisfying
sales performance
in the first half of 2015**



II. Other News

Yuexiu Property Exercises Call Option on Luogang Yunpu Project

On 11 June, Yuexiu Property has acquired a 45% equity interest in a project company at a consideration of approximately RMB2.45 billion from its joint venture partner, which is an investment fund. The project company holds a land parcel in Yunpu Industrial Zone, Luogang District, Guangzhou City (Now “Yuexiu Poly Actel”). After the acquisition, Yuexiu Property’s subsidiary will own a 50% equity stake in the project company, while the remaining 50% equity stake is owned by Guangdong Poly Property Development Limited.

Since the beginning of 2015, the government has introduced a series of favorable policies that promotes healthy development of the real estate market. The move has also led to a rebound in Guangzhou’s property market. The sales of properties in the Luogang Yunpu Project is expected to start soon after the Company has exercised the call option. The Company is able to capitalize on the current recovery of the real estate market in Guangzhou with this practice, which help the Company to accelerate the turnaround of projects and to drive its sales growth and cash return.

III. Project Introduction

Yuexiu Poly Actel

Yuexiu Poly Actel (formerly known as Luogang Yunpu Project), which occupies a site of about 190,000 square meters and has a total gross floor area of about 670,000 square meters, is located at Yunpu Industrial Zone, Luogang District, Guangzhou City, Guangdong Province. Its green space ratio reached 42%. The project is highly accessible as it is close to the two arteries, Guangshen Expressway and Guangyuan Expressway, which link the city to other major cities. It only takes a 30 minutes’ drive to go from Yuexiu Poly Actel to the city centre of Tianhe district, Guangzhou. The project is also close to Kaichuang Avenue as well, and it takes only a 10 minutes’ drive to the downtown of Luogang District, thus allowing the residents of Yuexiu Poly Actel to enjoy the Luogang’s amenities.

The project is situated in a scenic and pleasant living environment as it is surrounded by natural landscapes with rich resources. There are large residential communities developed by well-known property developers nearby. The area where the project is located has been planned to be Shanshui New Town at the eastern part of Guangzhou, and will become a primary area where the increased population of Guangzhou will be resettled in the future, bringing a good prospect for development.



IV. Recent Research Report

Date of Report	Broker
2015-06-29	BOCOM
2015-06-16	Daiwa
2015-06-12	UOB
2015-05-18	Morgan Stanley
2015-05-12	Mizuho
2015-04-24	DBS Vickers
2015-03-11	Kim Eng

V. Recent Investor and Media Events

Event	Date	Location
Citi Asia Pacific Property Conference	2015-06-25	Hong Kong
Yuexiu Property 2014 Annual Results Roadshow	2015-05-28~29	Shanghai
Morgan Stanley China Summit	2015-05-27	Beijing
Yuexiu Property 2015 Annual General Meeting	2015-05-26	Hong Kong
Barclays Asia Financial and Property Conference	2015-05-21	Hong Kong
Macquarie Greater China Conference	2015-05-04	Hong Kong
<i>Corporate Governance Asia</i> “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

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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