



Yuexiu Property Monthly Update

Issue 6, 2017

I. Operating Data (Unaudited)

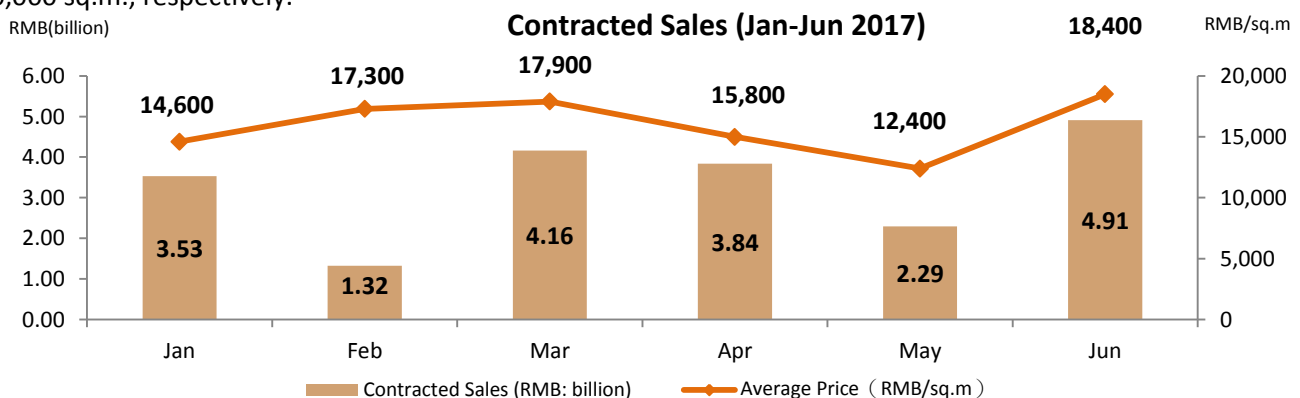
Contracted Sales Value Grew 25% Year-on-Year to RMB20.1 billion in First Half of 2017 With 61% of Full Year Sales Target Accomplished

Yuexiu Property Company Limited (“Yuexiu Property” or the “Company”) (HKEx Stock Code: 00123) registered contracted sales value of approximately RMB4.91 billion, representing a year-on-year increase of approximately 95%. The corresponding gross floor area (“GFA”) sold amounted to approximately 266,000 sq.m., representing a year-on-year increase of approximately 67%.

The value of the aggregate contracted sales of the Company for the period from January to June 2017 amounted to approximately RMB20.05 billion, representing a year-on-year increase of approximately 25%. The corresponding GFA of aggregate contracted sales amounted to approximately 1,246,000 sq.m., representing a year-on-year decrease of approximately 12%. The value of the aggregate contracted sales accounted for approximately 61% of the 2017 contracted sales target of RMB33.0 billion.

As at 30 June 2017, the value of preliminary sales (the formal sales contracts to be entered into soon) was approximately RMB0.43 billion and the GFA of the preliminary sales was approximately 24,000 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 RMB20.49 billion and approximately 1,270,000 sq.m., respectively.

Hangzhou Starry City



II. Project Introduction

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 Qingshan 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.

Hangzhou Starry Upper City

Hangzhou Starry Upper City (杭州星匯尚城) is located at the core development area of Hangzhou City and adjacent to Shangtang Expressway, just 10-minute drive to Hangzhou city center. Given the planned stations of the Hangzhou Metro Line 10 adjacent to it, this project enjoys convenient traffic and significant geographical advantages. Hangzhou Starry Upper City comprises 14 blocks of high-rise apartments and street shops. Outside the community, people can view the beautiful scenery of a branch of the Jinghang Grand Canal. The garden landscape with an area of more than 20,000 sq.m. built inside the community also adds to the beauty of the environment. This project has been surrounded by several large-scale residential projects developed by renowned developers and has attracted famous commercial projects, thus it has great appreciation potential.

Hangzhou Victory Center

Hangzhou Victory Center (杭州維多利中心) is located in the northern area of Phase One, Qianjiang New Town, Jianggan District in Hangzhou City, Zhejiang Province. The project was laid out alongside the river, specifically designed two blocks of 18-storey diamond-shaped towers along the Wentao Road, and four blocks of detached villa-style office buildings along the Zhijiang Road to meet the demand of different enterprises with different development stages. Qianjiang New Town is the rapidly growing new city center in Hangzhou, which will be developed into a central business district integrating office, finance, trading, information, commercial, convention & exhibition, tourism and residential functions. Hangzhou Victory Center, as a core commercial ancillary project of Qianjiang New Town, has enormous future growth potential.

Hangzhou Starry Upper City



Hangzhou Victory Center



III. Recent Research Reports

| Date of Report | Broker | Date of Report | Broker |
|----------------|--------------------|----------------|---------------|
| 2017-07-17 | Daiwa | 2017-05-12 | Macquarie |
| 2017-07-07 | CCBI | 2017-05-10 | UOB Kay Hian |
| 2017-07-05 | Guangfa Securities | 2017-05-08 | Credit Suisse |
| 2017-06-22 | Mizuho | 2017-03-20 | BOCOM |

IV. Recent Investor and Media Events

| Event | Date | Location |
|--|------------|-----------|
| Citi's Asia Pacific Property Conference | 2017-06-22 | Hong Kong |
| Yuexiu Property Reverse Roadshow | 2017-06-13 | Guangzhou |
| Yuexiu Property Annual General Meeting | 2017-06-06 | Hong Kong |
| J.P. Morgan Global China Summit | 2017-06-05 | Beijing |
| Stock Commentators Site-Visiting | 2017-06-02 | Qingdao |
| Morgan Stanley Third Annual China Summit | 2017-06-01 | 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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