



Yue Xiu Property Monthly Update

Issue 9, 2016

I. Operating Data (Unaudited)

Contracted Sales Value Reached RMB 1.89 billion in August 2016

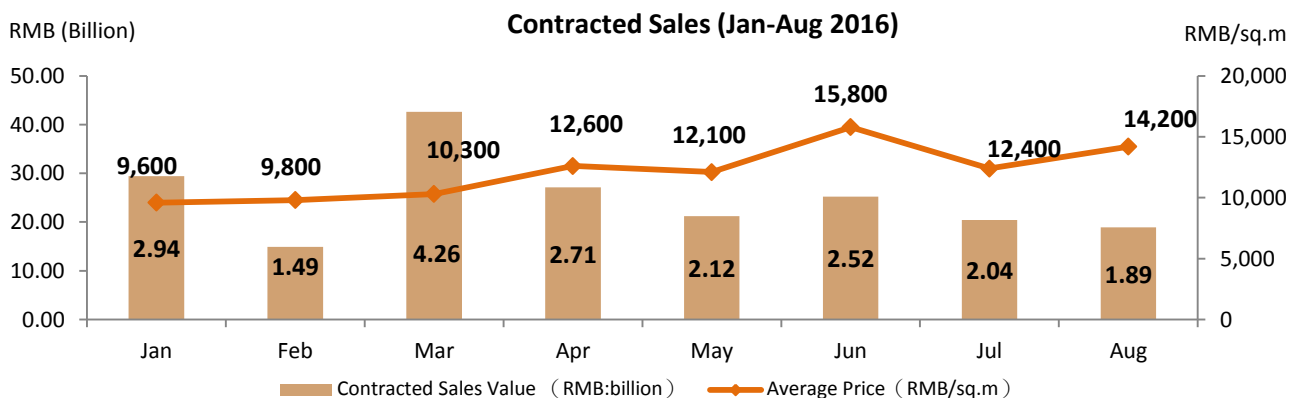
Yuexiu Property Company Limited (“Yuexiu Property” or the “Company”) (HKEx Stock Code: 00123) registered contracted sales value of approximately RMB1.89 billion for the month of August 2016, representing a year-on-year decline of approximately 19%. The corresponding gross floor area (“GFA”) sold amounted to approximately 133,000 sq.m., representing a year-on-year decline of approximately 24%.

The value of the aggregate contracted sales of the Company for the period from January to August 2016 amounted to approximately RMB19.96 billion, representing a year-on-year increase of approximately 31%. The corresponding GFA of aggregate contracted sales amounted to approximately 1,721,000 sq.m., representing a year-on-year increase of approximately 23%. The value of the aggregate contracted sales accounted for approximately 77% of the 2016 contracted sales target of RMB25.8 billion.

As at 31 August 2016, the value of preliminary sales (the formal sales contracts to be entered into soon) was approximately RMB1.09 billion and the GFA of the preliminary sales was approximately 89,000 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 RMB21.05 billion and approximately 1,810,000 sq.m. respectively.

Yuexiu Property Held 2016 Interim Results Announcement Presentation



II. Other News

Yuexiu Property Announces 2016 Interim Results Contracted Sales Reached Record High Core Net Profit Achieved Stable Growth

Yuexiu Property Company Limited and its subsidiaries (collectively the “Group”) announced its interim results for the six months ended 30 June 2016 on 19 August. In the first half of 2016, the Group registered aggregate contracted sales value of approximately RMB16.03 billion, representing a year-on-year increase of 40% and accounting for approximately 62% of the full year sales target. The revenue of the Group was approximately RMB5.08 billion. Profit attributable to equity holders was approximately RMB0.97 billion. Core net profit (excluding fair value gains on revaluation of investment properties and net foreign exchange gain/loss) was approximately RMB0.86 billion, increased by 17% on a year-on-year basis.

Overall financial profile remained healthy and satisfactory while the financial position was further enhanced. In the first half of 2016, the Group held total cash of approximately RMB17.59 billion, representing an increase of 16% from the beginning of the year. The net gearing ratio decreased substantially from 73.1% at the beginning of the year to 55.7%. The average borrowing interest rate for the first half of 2016 decreased to 4.94% from 5.02% for the first half of 2015. The Board proposed to declare an interim dividend of HK\$0.033 per share for 2016.

Yuexiu Property Successfully Acquired Land Parcels in Jiangmen and Qingdao

On September 7 2016, the Company acquired a parcel of land located at Chao Lian Qiao, Pengjiang District, Jiangmen City, Guangdong Province for a consideration of RMB514,410,000 by way of open tender. The land parcel is situated in the city centre area under the key development of the Jiangmen Municipal Government, and its development prospects are good. The land parcel faces Xi Jiang River to the east and a golf course to the west, creating an excellent environment. High school, hospital and sports center are all under construction in the surrounding area. The land parcel enjoys convenient transportation, with comprehensive surrounding roadway. The land parcel is close to the Company’s developing project, Jiangmen Starry Regal Court.

On September 13 2016, the Company acquired a parcel of land located at Sheng Yuan Road, Huangdao District, Qiandao City, Shandong Province for a consideration of RMB183,027,007 by way of open auction. The land parcel is situated in the core area of the new metropolitan district under the key development of Huangdao District government, and its development prospects are good. The land parcel is close to the Century Avenue Light Railway Station under planning, enjoying convenient transportation and great connectivity, with the Century Avenue and the Binhai Avenue, etc. in the surrounding area. There are various residential projects surrounding the land parcel and the residential atmosphere is strong.

Yuexiu Property Held 2016 Interim Results Announcement Presentation



Jiangmen Starry Regal Court Project Developed by Yuexiu Property



IV. Recent Recent Research Reports on Yuexiu Property

Date of Report	Broker	Date of Report	Broker
2016-08-22	China Merchants Securities	2016-08-21	Mizuho Securities
2016-08-22	BOCI	2016-08-19	Macquarie
2016-08-22	Citi	2016-08-19	Guangfa Securities
2016-08-21	Morgan Stanley		

V. Recent Investor and Media Events

Event	Date	Location
Mizuho Investment Conference 2016	2016-09-12	Tokyo
Yuexiu Property 2016 Interim Results Road show	2016-08-22~23	Hong Kong
Yuexiu Property 2016 Interim Results Announcement	2016-08-19	Hong Kong

VI. Future investor and Media Events

Event	Date	Location
Morgan Stanley Asia-Pacific Investment Conference	2016-11-16~18	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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