



Yuexiu Property Monthly Update

Issue 10, 2016

I. Operating Data (Unaudited)

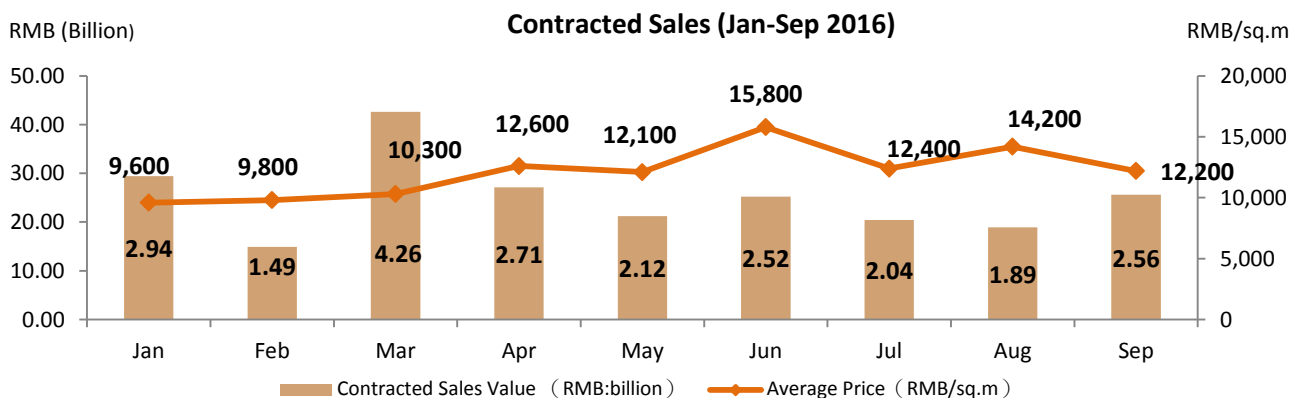
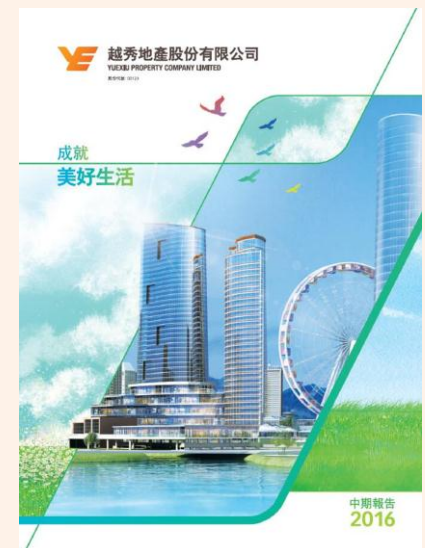
Contracted Sales Value Reached RMB 2.56 billion in September 2016

Yuexiu Property Company Limited (“Yuexiu Property” or the “Company”) (HKEx Stock Code: 00123) registered contracted sales value of approximately RMB2.56 billion for the month of September 2016, representing a year-on-year increase of approximately 19% and a month-on-month increase of approximately 35%. The corresponding gross floor area (“GFA”) sold amounted to approximately 209,000 sq.m., representing a year-on-year increase of approximately 10% and a month-on-month increase of approximately 57%.

The value of the aggregate contracted sales of the Company for the period from January to September 2016 amounted to approximately RMB22.51 billion, representing a year-on-year increase of approximately 29%. The corresponding GFA of aggregate contracted sales amounted to approximately 1,930,000 sq.m., representing a year-on-year increase of approximately 22%. The value of the aggregate contracted sales accounted for approximately 87% of the 2016 contracted sales target of RMB25.8 billion.

As at 30 September 2016, the value of preliminary sales (the formal sales contracts to be entered into soon) was approximately RMB1.20 billion and the GFA of the preliminary sales was approximately 101,000 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 RMB23.71 billion and approximately 2,031,000 sq.m. respectively.

2016 Interim Report of Yuexiu Property published on the website of HKEX



II. Other News

Yuexiu Property successfully issued RMB8 Billion corporate bonds in China to grasp opportunity on capital market

At the end of September, 2016, Yuexiu Property completed the public issuance of the third tranche of its corporate bonds through a subsidiary in the PRC - Guangzhou City Construction & Development Co. Ltd. The third tranche of the corporate bonds is worth RMB2 billion, consisting of 5-year, RMB1.5 billion corporate bonds at a coupon rate of 2.95% and 7-year, RMB500 million corporate bonds at a coupon rate of 3.15%. The issue of the third tranche of the corporate bonds marked the successful completion of Yuexiu Property's entire issue of RMB8 billion worth of corporate bonds in China.

The success in the issuance of corporate bonds in the country further optimizes the Company's debt structure, expands its financing channels and reduces its financing costs. The bond issue provides stronger funding support for both the Company's business development under the "New Normal" of China's economy and for the Company's effort to realize the strategic goal of its "13th Five-year Plan" and sustainable development.

Three Tranches of Corporate Bonds Issued by Yuexiu Property:

Tranche	Total amount in RMB (Million)	Type	Term of years	Amount in RMB (Million)	Coupon Rate
The First Tranche	3000	Type 1	3	1000	2.95%
		Type 2	5	2000	3.00%
The Second Tranche	3000	Type 3	6	2500	2.97%
		Type 4	5	500	3.19%
The Third Tranche	2000	Type 5	5	1500	2.95%
		Type 6	7	500	3.15%

III. Project Introduction

Nansha Southern Le Sand

As the latest phase of residential property project of Nansha Southern Le Sand, Yuexiu Marina Royal City is situated at the junction of Nansha government district, Jinzhou business district and the district of Nansha where corporate headquarters are concentrated. Surrounded by many fully developed communities, the project is adjacent to commercial facilities like Wanda Plaza and Sheraton Hotel as well as lifestyle facilities such as Jinlong Primary School, Nansha No.1 Secondary School, Jiaomen River Sports Center, Nansha Cultural Centre, Nansha Library and Nansha Central Hospital. It is also near to the Jinzhou station of Guangzhou Metro line.

Located in Nansha District, Guangzhou, Southern Le Sand is a matured large-scale development created by the Company after 10 years of refinement. It is a new marina zone integrating waterfront living, leisure, resort, investment and business. The development is constructed in 9 phases, offering commercial facilities include commercial pedestrian streets, commercial office buildings, large-scale shopping malls, and super five-star hotels, etc.

Nansha Southern Le Sand



IV. Recent Research Reports on Yuexiu Property

Date of Report	Broker	Date of Report	Broker
2016-10-11	Guangfa Securities	2016-08-23	Morgan Stanley
2016-10-11	BOCOM International	2016-08-22	Macquarie
2016-10-06	China Merchants Securities	2016-08-22	Citi
2016-09-15	Mizuho Securities	2016-08-22	BOCI

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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