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越秀地產股份有限公司
YUEXIU PROPERTY COMPANY LIMITED

(Incorporated in Hong Kong with limited liability)

(Stock code: 00123)

ANNOUNCEMENT

UNAUDITED CONTRACTED SALES AND PRELIMINARY SALES STATISTICS FOR JANUARY 2013

The board of directors (“Board”) of Yuexiu Property Company Limited (“Company”) is pleased to announce the unaudited contracted sales and preliminary sales statistics for January 2013 as follows:

CONTRACTED SALES IN JANUARY 2013 (UNAUDITED)

In January 2013, the Company’s contracted sales value amounted to approximately RMB2,878 million with contracted sales GFA amounted to approximately 211,900 sq.m., representing a year-on-year increase of 1,789% and 2,037%.

CONTRACTED SALES AND PRELIMINARY SALES IN JANUARY 2013 (UNAUDITED)

If preliminary sales (the formal sales contracts that are expected to be entered into soon) were taken into account, aggregate value of contracted sales and preliminary sales for January 2013 increased to approximately RMB4,553 million, and aggregate GFA of contracted sales and preliminary sales increased to approximately 325,500 sq.m..

The above-mentioned sales data are unaudited and are based on the summary of internal information of the Company, which may differ from figures to be disclosed in the audited or unaudited consolidated financial statements to be published by the Company on an annual or semi-annual basis due to various uncertainties during the process of collection and collating of such sales information. As such, the above data are provided for investors' reference only. Investors are advised to exercise caution and not to place undue reliance on such information when dealing in the securities of the Company. When in doubt, investors are advised to seek professional advice from professional or financial advisers.

By Order of the Board
Yuexiu Property Company Limited
Yu Tat Fung
Company Secretary

Hong Kong, 5 February 2013

As at the date of this announcement, the Board comprises:

Executive Directors: LU Zhifeng (Chairman), ZHANG Zhaoxing, TANG Shouchun,
CHEN Zhihong and LAM Yau Fung Curt

Independent Non-executive Directors: YU Lup Fat Joseph, LEE Ka Lun and LAU Hon Chuen
Ambrose