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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)**

**PRELIMINARY RESULTS OF RIGHTS ISSUE OF  
3,077,015,931 RIGHTS SHARES  
AT THE SUBSCRIPTION PRICE OF  
HK\$1.25 PER RIGHTS SHARE ON THE BASIS OF  
33 RIGHTS SHARES  
FOR EVERY 100 SHARES  
HELD ON THE RECORD DATE**

**Joint Underwriters to the Rights Issue**



**BOC INTERNATIONAL**

The Board is pleased to announce that as at 4:00 p.m. on Tuesday, 14 October 2014, being the latest time for acceptance of and payment for the Rights Shares and for application and payment for the excess Rights Shares, a total of 2,430 valid acceptances and applications had been received for a total of 15,969,570,451 Rights Shares, which comprise: (i) 1,494 valid acceptances of provisional allotments of a total of 2,942,966,431 Rights Shares, representing approximately 95.64% of the total number of Rights Shares; and (ii) 936 valid excess applications for a total of 13,026,604,020 Rights Shares, representing approximately 4.23 times of the total number of Rights Shares. In aggregate, they represented approximately 5.19 times of the total number of 3,077,015,931 Rights Shares available under the Rights Issue. Based on the number of valid acceptances referred to above, 134,049,500 Rights Shares, representing approximately 4.36% of the total number of Rights Shares, will be available for excess applications.

As the Rights Issue was over-subscribed, the obligations of the Joint Underwriters under the Underwriting Agreement in respect of the Underwritten Shares have been fully discharged. The latest time for termination of the Underwriting Agreement and the expected time for the Rights Issue to become unconditional is at 5:00 p.m. on Monday, 20 October 2014. The Company will make a further announcement once the Rights Issue has become unconditional.

**Shareholders and potential investors of the Company should note that the Rights Issue is conditional upon the Underwriting Agreement having become unconditional and the Joint Underwriters not having terminated the Underwriting Agreement in accordance with the terms thereof. Accordingly, the Rights Issue may or may not proceed.**

Share certificates for the Rights Shares, in their fully-paid form, and the refund cheques in respect of the wholly or partially unsuccessful applications for the excess Rights Shares traded on the Stock Exchange, will be despatched by ordinary post to the Qualifying Shareholders, at their own risk, on or about Wednesday, 22 October 2014.

Qualifying CDP Depositors who have accepted and, where applicable, successfully applied for excess Rights Shares and paid for the Rights Shares, can expect to have their respective securities accounts with CDP credited with the Rights Shares, in their fully-paid form, on or about Friday, 24 October 2014. The refund cheques in respect of the wholly or partially unsuccessful applications for the excess Rights Shares traded on the SGX-ST will be despatched by ordinary post to the mailing addresses of the Qualifying CDP Depositors, at their own risk, on or about Monday, 27 October 2014.

Dealings in the Rights Shares, in their fully-paid form, on the Stock Exchange and the SGX-ST are expected to commence on Thursday, 23 October 2014 and Monday, 27 October 2014, respectively. The Company has appointed BOCI Securities Limited to stand in the market in Hong Kong to match the purchase and sale of odd lots of the Shares at the relevant market price per Share for the period from Tuesday, 21 October 2014 to Friday, 21 November 2014 (both days inclusive) at no extra cost to the Shareholders for the matching facility. Holders of odd lots of Shares who wish to take advantage of this facility either to dispose of or top-up their odd lots to a board lot of 2,000 Shares should directly, or through their brokers, contact Mr. Passe Law of BOCI Securities Limited, at its hotline +852 2718 9663 or at its fax number +852 2970 0290 during such period.

The Company has applied for and obtained the approval of the SGX-ST for the establishment of a temporary counter to facilitate the trading of Shares in board lots of 10 Shares per board lot for a period of one month commencing on Monday, 27 October 2014. The temporary counter is of a provisional nature. CDP Depositors who continue to hold odd lots of less than 2,000 Shares after one month from the listing of the Rights Shares may face difficulty and/or have to bear disproportionate transactional costs in realising the fair market price of such Shares.

Reference is made to the prospectus of Yuexiu Property Company Limited (the “**Company**”) dated 26 September 2014 (the “**Prospectus**”) and the announcement of the Company dated 3 September 2014 in respect of the Rights Issue. Capitalised terms used herein shall have the respective same meanings as those defined in the Prospectus unless otherwise stated.

## **RESULTS OF THE RIGHTS ISSUE**

The Board is pleased to announce that as at 4:00 p.m. on Tuesday, 14 October 2014, being the latest time for acceptance of and payment for the Rights Shares and for application and payment for the excess Rights Shares, a total of 2,430 valid acceptances and applications had been received for a total of 15,969,570,451 Rights Shares, which comprise: (i) 1,494 valid acceptances of provisional allotments of a total of 2,942,966,431 Rights Shares, representing approximately 95.64% of the total number of Rights Shares; and (ii) 936 valid excess applications for a total of 13,026,604,020 Rights Shares, representing approximately 4.23 times of the total number of Rights Shares. In aggregate, they represented approximately 5.19 times of the total number of 3,077,015,931 Rights Shares available under the Rights Issue. Based on the number of valid acceptances referred to above, 134,049,500 Rights Shares, representing approximately 4.36% of the total number of Rights Shares, will be available for excess applications.

Pursuant to the Irrevocable Undertaking, Yue Xiu has accepted and subscribed for, or has procured the acceptance and subscription by its subsidiaries or nominees (including CCASS participant(s) holding Shares on its/their behalf) of, 1,528,284,005 Rights Shares under the PAL.

As the Rights Issue was over-subscribed, the obligations of the Joint Underwriters under the Underwriting Agreement in respect of the Underwritten Shares have been fully discharged. The latest time for termination of the Underwriting Agreement and the expected time for the Rights Issue to become unconditional is at 5:00 p.m. on Monday, 20 October 2014. The Company will make a further announcement once the Rights Issue has become unconditional.

**Shareholders and potential investors of the Company should note that the Rights Issue is conditional upon the Underwriting Agreement having become unconditional and the Joint Underwriters not having terminated the Underwriting Agreement in accordance with the terms thereof. Accordingly, the Rights Issue may or may not proceed.**

#### SHAREHOLDINGS IN THE COMPANY

To the best of the Directors' knowledge, information and belief after having made all reasonable enquiries, the shareholding structure of the Company immediately before and after completion of the Rights Issue is as follows:

	Immediately before completion of the Rights Issue		Immediately after completion of the Rights Issue	
	<i>Number of Shares</i>	<i>Approximate % of the total issued Shares</i>	<i>Number of Shares</i>	<i>Approximate % of the total issued Shares</i>
Yue Xiu	4,631,163,657	49.67	6,159,447,662	49.67
Mr. Lee Ka Lun	4,200,000	0.045	4,200,000	0.034
Mr. Lau Hon Chuen Ambrose	3,640,000	0.039	4,841,200	0.039
Mr. Chen Zhihong	574,961	0.006	764,698	0.006
Mr. Li Feng	<u>130,000</u>	<u>0.001</u>	<u>172,900</u>	<u>0.001</u>
Sub-total	4,639,708,618	49.76	6,169,426,460	49.75
Joint Underwriters ( <i>Note 1</i> )	—	—	—	—
Public Shareholders	<u>4,684,582,082</u>	<u>50.24</u>	<u>6,231,880,171</u>	<u>50.25</u>
Total	<u>9,324,290,700</u>	<u>100.00</u>	<u>12,401,306,631</u>	<u>100.00</u>

*Notes:*

- (1) Pursuant to the Joint Underwriters' underwriting obligations pursuant to the Underwriting Agreement.

## EXCESS RIGHTS SHARES

936 valid applications were received in respect of a total of 13,026,604,020 excess Rights Shares. Based on the number of valid acceptances referred to above, 134,049,500 Rights Shares will be available for excess applications. Accordingly, the Board has resolved to allocate the 134,049,500 excess Rights Shares on a pro-rata basis to those Qualifying Shareholders who applied for excess Rights Shares with reference to the number of excess Rights Shares applied for by them. No preference has been given to topping-up odd lots to whole board lots.

The allotment results in respect of the excess Rights Shares are as follows:

<b>Number of excess Rights Shares applied for</b>	<b>Number of valid excess applications</b>	<b>Total number of excess Rights Shares applied for</b>	<b>Total number of Rights Shares allotted</b>	<b>Approximate percentage of allocation based on the total number of excess Rights Shares applied for in the category</b>	<b>Basis of allotment</b>
1 to 32,000,000	935	119,175,886	1,227,930	1.03%	1.03% of the Excess Rights shares applied for (rounded UP to the nearest share)
12,907,428,134	1	12,907,428,134	132,821,570	1.03%	Approximately 1.03% of the Excess Rights shares applied for
Total	<u>936</u>	<u>13,026,604,020</u>	<u>134,049,500</u>		

The Board is of the view that the above basis of allotment is fair and reasonable to the Qualifying Shareholders who applied for excess Rights Shares under the excess rights applications.

## DESPATCH OF SHARE CERTIFICATES FOR RIGHTS SHARES AND REFUND CHEQUES AND COMMENCEMENT OF DEALINGS OF RIGHTS SHARES IN FULLY-PAID FORM

It is expected that share certificates for the Rights Shares, in their fully-paid form, and the refund cheques in respect of the wholly or partially unsuccessful applications for the excess Rights Shares traded on the Stock Exchange, will be despatched by ordinary post to the Qualifying Shareholders, at their own risk, on or about Wednesday, 22 October 2014.

Qualifying CDP Depositors who have accepted and, where applicable, successfully applied for excess Rights Shares and paid for the Rights Shares, can expect to have their respective securities accounts with CDP credited with the Rights Shares, in their fully-paid form, on or about Friday, 24 October 2014. It is expected that the refund cheques in respect of the wholly or partially unsuccessful applications for the excess Rights Shares traded on the SGX-ST will be despatched by ordinary post to the mailing addresses of the Qualifying CDP Depositors, at their own risk, on or about Monday, 27 October 2014.

Dealings in the Rights Shares, in their fully-paid form, on the Stock Exchange and the SGX-ST are expected to commence on Thursday, 23 October 2014 and Monday, 27 October 2014, respectively.

### **ODD LOT MATCHING SERVICES**

The Company has appointed BOCI Securities Limited to stand in the market in Hong Kong to match the purchase and sale of odd lots of the Shares at the relevant market price per Share for the period from Tuesday, 21 October 2014 to Friday, 21 November 2014 (both days inclusive) at no extra cost to the Shareholders for the matching facility. Holders of odd lots of Shares who wish to take advantage of this facility either to dispose of or top-up their odd lots to a board lot of 2,000 Shares should directly, or through their brokers, contact Mr. Passe Law of BOCI Securities Limited, at its hotline +852 2718 9663 or at its fax number +852 2970 0290 during such period.

Shareholders should note that the matching service will be on a “best effort” basis only and successful matching of the sale and purchase of odd lots of Shares is not guaranteed and will depend on, among other things, there being adequate amounts of odd lots of Shares available for such matching. For the avoidance of doubt, Shareholders shall pay the relevant purchase price and normal transaction costs for which they are otherwise responsible.

Shareholders are recommended to consult their stockbrokers, other registered dealers in securities, bank managers, solicitors, professional accountants or other independent professional advisers if they are in any doubt about the matching facility described above.

## TEMPORARY COUNTER FOR TRADING OF ODD LOTS ON THE SGX-ST

The Company has applied for and obtained the approval of the SGX-ST for the establishment of a temporary counter to facilitate the trading of Shares in board lots of 10 Shares per board lot for a period of one month commencing on Monday, 27 October 2014. The temporary counter is of a provisional nature. CDP Depositors who continue to hold odd lots of less than 2,000 Shares after one month from the listing of the Rights Shares may face difficulty and/or have to bear disproportionate transactional costs in realising the fair market price of such Shares.

By Order of the Board  
**Yuexiu Property Company Limited**  
**ZHANG Zhaoxing**  
*Chairman*

Hong Kong, 16 October 2014

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

*Executive Directors:* ZHANG Zhaoxing (Chairman), ZHU Chunxiu, TANG Shouchun, CHEN Zhihong, LI Feng and OU Junming

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