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(Incorporated in Hong Kong with limited liability)

(Stock Code: 00123)

Announcement

Land Acquisition

On 8 July 2016, the Company acquired a parcel of land with a total gross floor area of approximately 76,792 sq.m. at Niu Tian, Jianggan District, Hangzhou City, Zhejiang Province, for a consideration of RMB986,000,000 by way of open tender through its indirect non-wholly-owned subsidiary.

The Board of Directors (the “Board”) of Yuexiu Property Company Limited (the “Company”) is pleased to announce that, on 8 July 2016, the Company acquired a parcel of land located at Niu Tian, Jianggan District, Hangzhou City, Zhejiang Province (“Hangzhou Jianggan Niu Tian Land Parcel”), for a consideration of RMB986,000,000 by way of open tender through its indirect non-wholly-owned subsidiary.

Hangzhou Jianggan Niu Tian Land Parcel

The Hangzhou Jianggan Niu Tian Land Parcel has a site area of approximately 23,592 sq.m. and a total gross floor area of approximately 76,792 sq.m., of which the permissible gross floor area amounts to approximately 56,621 sq.m. and the underground gross floor area amounts to approximately 20,171 sq.m.. The average land cost based on the total gross floor area amounts to approximately RMB12,800 per sq.m.. The parcel of land is for residential use. As of the date of this announcement, the Company’s total land bank amounted to approximately 13.76 million sq.m.. In terms of the attributable interest, the Company’s land bank amounted to approximately 10.51 million sq.m..

The parcel of land is located east to Jiu Huan Road, south to Niu Tian C2-13 land parcel, west to Gui Hua Liu Hao Gang and north to Gui Hua Jiu Yuan Road in Jianggan District, Hangzhou City, Zhejiang Province. The parcel of land is close to the Jiuhe Road Station on Line 1 of the Hangzhou Metro and directly accessible to the main district via the Desheng Expressway and the Genshan Road, and enjoys

convenient transportation. The parcel of land is situated in the core area of the Genbei New City which is a key construction of the Hangzhou Municipal Government and its locality advantage in the region is clear. The Genbei New City is an important area for the eastern urban expansion of Hangzhou City, and will be constructed as Jianggan District's new business center and vast residential area, with huge potential for future development.

The Board believes that the Hangzhou Jianggan Niu Tian Land Parcel is acquired by the Company for the purpose of absorbing quality land bank appropriately under the strategy of "Focus on three core regions, namely Greater Guangzhou, Central China and Yangtze River Delta, with greater Guangzhou as the center, Wuhan and Hangzhou as the pillars for growth". Following the acquisition of the Hangzhou Jianggan Niu Tian Land Parcel, the Company's land bank in the Yangtze River Delta region reaches 2.46 million sq.m., and the Company's development scale in the region is further expanded. At the same time, it is conducive for the Company to supplement the land bank in the core urban district of Hangzhou and better play to the brand advantage and synergy in the region.

The Company will apply the employee incentive scheme (with details disclosed in the announcement dated 5 February 2015) ("Scheme") to the project for the development of Hangzhou Jiangan Niu Tian Land Parcel ("Project"). It is expected that (a) no director or chief executive of the Company, nor any other connected person of the Company at the issuer level, will participate in the Scheme in respect of the Project; (b) the aggregate equity interest held by all the eligible participants of the Scheme in the relevant project company will be less than 10% of its total equity.

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

Hong Kong, 10 July 2016

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

Executive Directors: ZHANG Zhaoxing (Chairman), ZHU Chunxiu, LIN Zhaoyuan, LI Feng, OU Junming and OU Shao

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