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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**  
**COUPON RATE FOR THE PUBLIC ISSUANCE**  
**BY A SUBSIDIARY OF THIRD TRANCHE**  
**GUARANTEED CORPORATE BONDS IN THE PRC**

This announcement is made by Yuexiu Property Company Limited (越秀地產股份有限公司) the “**Company**”) pursuant to Rule 13.09(2) of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “**Listing Rules**”) and the provisions under Part XIVA of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong).

Reference is made to the announcements of the Company dated 9 May 2016, 27 July 2016, 4 August 2016, 2 September 2016 and 23 September 2016 (“**Announcements**”) in relation to the proposed public issuance of the Corporate Bonds by a 95%-owned subsidiary of the Company, the approval by the CSRC for the public issuance of the Corporate Bonds, the completion of the public issuance of the First Tranche Corporate Bonds, the completion of the public issuance of the Second Tranche Corporate Bonds and the issuance and terms of the Third Tranche Corporate Bonds, respectively. Unless otherwise defined, capitalised terms used in this announcement shall have the same meaning as defined in the Announcements.

The Board is pleased to announce that based on the book-building results, the coupon rates for the Type 5 Bonds and the Type 6 Bonds of the Third Tranche Corporate Bonds have been determined to be fixed at 2.95% and 3.15% respectively. The Third Tranche Corporate Bonds will be issued to qualified investors during the period from 26 September 2016 to 28 September 2016.

Further information in relation to the issuance of the Third Tranche Corporate Bonds is published on the website of the SSE (<http://www.sse.com.cn>).

**Shareholders and potential investors of the Company should exercise caution when dealing or investing in the shares of the Company.**

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

Hong Kong, 26 September 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*