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NOTICE OF EXTRAORDINARY GENERAL MEETING

NOTICE IS HEREBY GIVEN that an extraordinary general meeting of Yuexiu Property Company Limited (the “**Company**”) will be held at Granville Room, Lower Lobby, Conrad Hotel, Pacific Place, 88 Queensway, Hong Kong on Tuesday, 12 October 2010 at 9:30a.m. (“**EGM**”) for the purpose of considering, and if thought fit, passing, with or without modifications, the following resolutions which will be proposed as ordinary resolutions of the Company. Unless otherwise indicated, capitalized terms used in this notice and the following resolutions shall have the same meanings as those defined in the circular of the Company dated 24 September 2010.

ORDINARY RESOLUTIONS

1. “**THAT** subject to (i) the resolution 2 below being passed and (ii) the Underwriting Agreement (a copy of the Underwriting Agreement marked “A” has been produced to this meeting and initialed by the Chairman of the meeting for the purpose of identification) becoming unconditional and not being terminated in accordance with its terms:
 - (a) the absence of arrangements for application for the Offer Shares by the Qualifying Shareholders in excess of their entitlements under the Open Offer as referred to in Rule 7.26A of the Listing Rules be and the same are hereby approved, confirmed and ratified; and
 - (b) the Directors be and are hereby authorised to do all such acts and things as they consider necessary or expedient in connection with the Open Offer.”
2. “**THAT** the application for a waiver to the Executive for waiving the obligation of Yue Xiu and parties acting in concert with it to extend a general offer to acquire all issued Shares (excluding the Shares which are owned or agreed to be acquired by any of them) under Rule 26 of the Takeovers Code as a result of the Open Offer and the Underwriting Agreement be and is hereby approved and that the Directors be and are hereby authorised to do all things and acts and sign all documents which they consider desirable or expedient to implement and/or give full effect to any matters relating to or in connection with the Whitewash Waiver”.

3. “**THAT** the authorised share capital of the Company be and is hereby increased from HK\$1,000,000,000 divided into 10,000,000,000 Shares to HK\$2,000,000,000 divided into 20,000,000,000 Shares by the creation of 10,000,000,000 new Shares”

By order of the Board of
Yuexiu Property Company Limited
LU Zhifeng
Chairman

Hong Kong, 24 September 2010

Registered office:

26th Floor, Yue Xiu Building
160 Lockhart Road
Wanchai
Hong Kong

Notes:

1. The register of members of the Company will be closed from Wednesday, 6 October 2010 to Tuesday, 12 October 2010 (both days inclusive) during which period no transfer of shares will be registered. In order to qualify for voting at the EGM, all transfer documents accompanied by the relevant share certificates must be lodged with the share registrar of the Company, Tricor Abacus Limited at 26th Floor, Tesbury Centre, 28 Queen’s Road East, Hong Kong, no later than 4:30 p.m. on Tuesday, 5 October 2010 (Hong Kong time). Transferees in Singapore may lodge their transfer documents accompanied by the relevant share certificates for registration no later than 5:00 p.m. on Tuesday, 5 October 2010 (Singapore time) with the Company’s Singapore share transfer agent in Singapore, Boardroom Corporate & Advisory Services Pte. Ltd. at 50 Raffles Place, Singapore Land Tower #32-01, Singapore 048623.
2. A member entitled to attend and vote at the meeting convened by the above notice is entitled to appoint one or more proxies to attend and vote on his behalf. A proxy need not be a member of the Company. Where there are joint holders of any share, any one of such persons may vote at the EGM, either personally or by proxy, in respect of such share as if he/she were solely entitled thereto, provided that if more than one of such joint holders be present at the EGM personally or by proxy, the person whose name stands first in the register of members of the Company in respect of such share shall alone be entitled to vote in respect thereof.
3. To be valid, the proxy form in respect of the proposed resolutions for the EGM and the power of attorney or other authority, if any, under which it is signed or a notarially certified copy of such authority, must be deposited with the Company’s share registrar in Hong Kong, Tricor Abacus Limited at 26th Floor, Tesbury Centre, 28 Queen’s Road East, Hong Kong not less than 48 hours before the time at which the EGM is convened to take place (or adjourned meeting thereof).

4. Completion and return of the proxy form in respect of the proposed resolutions for the EGM will not preclude a member from attending and voting in person at the meeting (or any adjournment thereof) should he/she so wishes and in such event, the proxy form for the meeting will be deemed to have been revoked.
5. The proposed resolutions No. 1 and No. 2 will be voted by poll by the Independent Shareholders. The proposed resolution No. 3 will be voted by poll by all Shareholders.
6. The translation into Chinese language of this notice is for reference only. In case of any inconsistency, the English version shall prevail.
7. As at the date hereof, the executive directors of the Company are LU Zhifeng, ZHANG Zhaoxing, LIANG Yi, TANG Shouchun, LIANG Youpan and LAM Yau Fung Curt; and the independent non-executive directors of the Company are YU Lup Fat Joseph, LEE Ka Lun and LAU Hon Chuen Ambrose, respectively.