

*The Securities and Futures Commission, Hong Kong Exchanges and Clearing Limited, The Stock Exchange of Hong Kong Limited and the Singapore Exchange Securities Trading Limited take no responsibility for the contents of this announcement, make no representation as to its accuracy or completeness and expressly disclaim any liability whatsoever for any loss howsoever arising from or in reliance upon the whole or any part of the contents of this announcement.*



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

*(Incorporated in Hong Kong with limited liability)*

**(Stock code: 123)**

## **COMPLETION OF ISSUE OF OFFER SHARES**

The Board is pleased to announce that issue of the Offer Shares completed on 3 November 2010. Upon completion of the issue of the Offer Shares, Yue Xiu, being the controlling Shareholder, is interested in 4,476,883,657 Shares, representing approximately 48.24% of the existing issued share capital of the Company as enlarged by the issue of the Offer Shares.

Reference is made to the announcements of the Company dated 14 September 2010 and 2 November 2010, the circular of the Company dated 24 September 2010 and the prospectus of the Company dated 14 October 2010 (“**Prospectus**”) in relation to, amongst other things, the Open Offer, and related announcements of the Company. Unless defined otherwise, capitalised terms used in this announcement shall have the same meanings as defined in the Prospectus.

The Board is pleased to announce that issue of the Offer Shares completed on 3 November 2010. A total number of 2,141,822,374 Offer Shares have been issued. Upon completion of the issue of the Offer Shares, Yue Xiu, being the controlling Shareholder, is interested in 4,476,883,657 Shares, representing approximately 48.24% of the existing issued share capital of the Company as enlarged by the issue of the Offer Shares.

The following table shows the shareholding structure of the Company immediately before and after completion of the issue of the Offer Shares:

Shareholder	Shareholding immediately before completion of the issue of the Offer Shares		Shareholding immediately after completion of the issue of the Offer Shares	
	Shares	Approximate %	Shares	Approximate %
Underwriter, i.e., Yue Xiu (Note 1, 2)	3,329,935,248	46.64	4,476,883,657	48.24
Mr. Liang Ningguang (Note 3)	300,000	0.00	390,000	0.00
<b>Subtotal of Yue Xiu (together with parties acting in concert with it)</b>	<b>3,330,235,248</b>	<b>46.65</b>	<b>4,477,273,657</b>	<b>48.24</b>
Mr. Lee Ka Lun (Note 4)	3,500,000	0.05	4,550,000	0.05
Mr. Lau Hon Chuen Ambrose (Note 5)	2,800,000	0.04	3,640,000	0.04
Public Shareholders	<u>3,802,872,666</u>	<u>53.26</u>	<u>4,795,766,631</u>	<u>51.67</u>
Total	<u>7,139,407,914</u>	<u>100</u>	<u>9,281,230,288</u>	<u>100</u>

Notes:

- (1) The entire issued share capital of the Underwriter, i.e., Yue Xiu, is owned by 廣州越秀集團有限公司 (Guangzhou Yue Xiu Holdings Limited), a limited liability company incorporated in the PRC which in turn is beneficially wholly-owned by the Guangzhou Municipal People's Government of the PRC.
- (2) Yue Xiu's shareholding in the Company is held through its various wholly-owned subsidiaries.
- (3) Mr. Liang Ningguang is a director of each of Yue Xiu and 廣州越秀集團有限公司 (Guangzhou Yue Xiu Holdings Limited), who is deemed to be a party acting in concert with Yue Xiu pursuant to the Takeovers Code.
- (4) Mr. Lee Ka Lun is an independent non-executive Director.
- (5) Mr. Lau Hon Chuen Ambrose is an independent non-executive Director.

- (6) The Shares are listed on the Main Board of the Stock Exchange and have a secondary listing on the SGX-ST. The shareholding structure table above covers all the issued Shares which are traded on both the Stock Exchange and the SGX-ST.

By Order of the Board  
**Yuexiu Property Company Limited**  
**Lu Zhifeng**  
*Chairman*

Hong Kong, 3 November 2010

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

*Executive Directors:* LU Zhifeng (Chairman), ZHANG Zhaoxing, LIANG Yi, TANG Shouchun, LIANG Youpan and LAM Yau Fung Curt

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

*All the Directors jointly and severally accept full responsibility for the accuracy of information contained in this announcement and confirm, having made all reasonable inquiries, that to the best of their knowledge, opinions expressed in this announcement have been arrived at after due and careful consideration and there are no other facts not contained in this announcement, the omission of which would make any statement in this announcement misleading.*