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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: 123)

ANNOUNCEMENT
UNAUDITED CONTRACTED SALES AND PRELIMINARY SALES
DATA FROM JANUARY TO SEPTEMBER 2011 AND DURING
NATIONAL DAY GOLDEN WEEK

The board of directors (“Board”) of Yuexiu Property Company Limited (“Company”) is pleased to announce the unaudited contracted sales and preliminary sales data from January to September 2011 and during National Day Golden Week, as follows:

CONTRACTED SALES FROM JANUARY TO SEPTEMBER 2011 (UNAUDITED)

In September 2011, the Company’s contracted sales GFA was 85,400 sq. m. and contracted sales value was approximately RMB1.248 billion, representing an increase of 64.9% and 78.3% year on year respectively, and 193.5% and 339.4% month on month respectively. Particulars of contracted sales in September are summarized below:

Project Name	GFA (sq.m.)	Value (RMB million)	ASP (RMB/ sq.m.)	Location
Starry Winking	500	18	36,000	Tianhe, Guangzhou
Ling Nan Riverside	3,100	67	21,600	Liwan, Guangzhou
Huadu Glade Greenland	4,100	32	7,800	Huadu, Guangzhou
Cong Hua Glade Village	1,000	9	9,000	Conghua, Guangzhou
Southern Le Sand	16,300	140	8,600	Nansha, Guangzhou
Fortune Century Square	13,300	386	29,000	Tianhe, Guangzhou

Project Name	GFA (sq.m.)	Value (RMB million)	ASP (RMB/ sq.m.)	Location
Jiangmen Starry Mountain	6,500	48	7,400	Beixin, Jiangmen
Yantai Starry Phoenix	6,500	44	6,800	Zhifu, Yantai
Other Projects	2,600	205	78,800	Guangzhou
Sub-total	53,900	949	17,600	
Investment Properties	31,500	299	9,500	Guangzhou
September Total	85,400	1,248	14,600	

From January to September 2011, the Company's aggregated contracted sales GFA was 320,600 sq. m. and contracted sales value was RMB 4.719 billion, representing a decrease of 23.4% and 30.8% year on year respectively, accounting for 59.4% and 52.4% of the contracted sales target for 2011 of no less than 540,000 sq. m. and RMB 9 billion respectively. Particulars of contracted sales from January to September are summarized below:

Project Name	GFA (sq.m.)	Value (RMB million)	ASP (RMB/ sq.m.)	Location
Starry Winking	3,000	118	39,800	Tianhe, Guangzhou
Springland Garden	28,800	590	20,500	Haizhu, Guangzhou
Jiang Nan New Mansion	2,100	49	23,500	Haizhu, Guangzhou
Ling Nan Riverside	33,200	690	20,800	Liwan, Guangzhou
Paradiso Homeland	9,400	233	24,600	Haizhu, Guangzhou
Huadu Glade Greenland	8,800	68	7,700	Huadu, Guangzhou
Cong Hua Glade Village	25,400	222	8,800	Conghua, Guangzhou
Southern Le Sand	94,500	832	8,800	Nansha, Guangzhou
Fortune Century Square	13,300	386	29,000	Tianhe, Guangzhou
Jiangmen Starry Mountain	14,400	106	7,400	Beixin, Jiangmen

Project Name	GFA (sq.m.)	Value (RMB million)	ASP (RMB/ sq.m.)	Location
Yantai Starry Phoenix	13,100	89	6,800	Zhifu, Yantai
Other Projects	20,900	582	27,800	Guangzhou
Sub-total	266,900	3,965	14,900	
Investment Properties	53,700	754	14,000	Guangzhou
January to September Total	320,600	4,719	14,700	

CONTRACTED SALES AND PRELIMINARY SALES FROM JANUARY TO SEPTEMBER 2011 (UNAUDITED)

Due to well-implemented marketing, “Starry Wenhua” and “Starry Golden Sands”, both residential projects launched on 30 September, were well received. The first single day preliminary sales value amounted to RMB 660 million and RMB 253 million respectively (the formal sale contracts of which are expected to be entered into soon) and the sell-through rates were more than 80% and 60% respectively. The preliminary sales value of “Fortune Century Square” (an office and service apartment project not under the home purchase restriction policy) launched on 4 September was over RMB 700 million of which RMB 386 million has entered into contracts. The sell-through rate of the project was 80%.

From January to September 2011, aggregated GFA of contracted sales and preliminary sales of the Company was 443,700 sq. m. in total, and aggregated value of contracted sales and preliminary sales was approximately RMB 7.412 billion, accounting for 82.2% and 82.4% of the full year’s target of not less than 540,000 sq. m. and RMB 9 billion respectively.

CONTRACTED SALES AND PRELIMINARY SALES DURING NATIONAL DAY GOLDEN WEEK 2011(UNAUDITED)

During National Day Golden Week, GFA of preliminary sales of the launched projects was 18,000 sq. m. and preliminary sales value was RMB 266 million, representing an increase of 16.1% and 23.7% over the same period last year respectively.

As of 7 October, aggregated GFA of contracted sales and preliminary sales was 461,700 sq. m. in total and aggregated contracted sales and aggregated value of preliminary sales was approximately RMB 7.678 billion, accounting for 85.5% and 85.3% of full year’s target of not less than 540,000 sq. m. and RMB 9 billion.

The above-mentioned sales data are unaudited and are based on the summary of internal information of the Group, which may differ from figures to be disclosed in regular reports due to various uncertainties during the process of sales. As such, the above data are provided for investors' reference only. Investors are advised to exercise caution and not to place undue reliance on such information.

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

Hong Kong, 12 October 2011

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

<i>Executive Directors:</i>	LU Zhifeng (Chairman), ZHANG Zhaoxing, LIANG Yi, TANG Shouchun, CHEN Zhihong and LAM Yau Fung Curt
<i>Independent Non-executive Directors:</i>	YU Lup Fat Joseph, LEE Ka Lun and LAU Hon Chuen Ambrose