

For the month ended (dd/mm/yyyy):

Monthly Return of Equity Issuer on Movements in Securities

| To: Hong Kong Exchanges and Control of the Control | Clearing Limited | | | | | |
|---|---------------------------|------------------------------------|---|--|--|--|
| Vame of Issuer Yuexiu Property Company Limited | | | | | | |
| Date Submitted 4 | February 2016 | | | | | |
| I. Movements in Authorised Shar | re Capital | | | | | |
| 1. Ordinary Shares | | | | | | |
| (1) Stock code : 123 | Description : | Yuex | iu Property | | | |
| | No. of ordinary shares | Par value y (State currency) | Authorised share capital (State currency) | | | |
| Balance at close of preceding mo | nth N/A | N/A | N/A | | | |
| Increase/(decrease) | NIL | | NIL | | | |
| Balance at close of the month | N/A | N/A | N/A | | | |
| (2) Stock code : N/A | Description : | | N/A | | | |
| | No. of ordinary shares | Par value (State currency) | Authorised share capital (State currency) | | | |
| Balance at close of preceding mo | nth | | | | | |
| Increase/(decrease) | | | | | | |
| Balance at close of the month | | | | | | |

31 January 2016

| 2. Preference Shares | | | |
|--|--------------------------------|----------------------------------|---|
| Stock code : N/A D | Description : | Λ | N/A |
| | No. of preference shares | Par value (State currency) | Authorised share capital (State currency) |
| Balance at close of preceding mon | nth | | |
| Increase/(decrease) | | - | |
| Balance at close of the month | | | |
| 3. Other Classes of Shares | | | |
| Stock code: N/A D | Description: | N | N/A |
| | No. of other classes of shares | Par value (State currency) | Authorised share capital (State currency) |
| Balance at close of preceding mon | nth | | |
| Increase/(decrease) | | - | |
| Balance at close of the month | | | |
| Total authorised share capital at th (State currency): | ne end of the month | N/A | |

II. Movements in Issued Share Capital

| | No. of ordin | ary shares | No of preference | |
|--|----------------|------------|------------------|--------------------------------|
| | (1) | (2) | shares | No. of other classes of shares |
| Balance at close of preceding month | 12,401,306,631 | N/A | N/A | N/A |
| Increase/ (decrease) during the month | | N/A | N/A | N/A |
| Balance at close of the month | 12,401,306,631 | N/A | N/A | N/A |

III. Details of Movements in Issued Share Capital

Share Options (under Share Option Schemes of the Issuer)

| Particulars of share option scheme including EGM approval date (dd/mm/yyyy) and | | Movement duri | ng the month | | No. of new shares of issuer issued during the month pursuant thereto | No. of new shares of issuer which may be issued pursuant thereto as at close of the month |
|---|---------|---------------|----------------|--------------|--|---|
| class of shares issuable | Granted | Exercised | Cancelled | Lapsed | | |
| 1. Employee Share Option | | | | | | |
| Scheme Exercise price: | | | | | | |
| (/) Ordinary shares | N/A | N/A | N/A | N/A | N/A | N/A |
| (Note 1) | | | | | | |
| 2. Employee Share Option Scheme | | | | | | |
| Exercise price: | | | | | | |
| (/) | NT/A | NT/A | NT/A | NT/A | NI / A | NI/A |
| Ordinary shares (Note 1) | N/A | N/A | N/A | N/A | N/A | N/A |
| | | То | otal A. (Ordin | ary shares) | N/A | |
| | | | ` | nce shares) | N/A | |
| | | | (0 | Other class) | N / A | |
| Total funds raised dur exercise of options (S | | | | N / A | A | |

Warrants to Issue Shares of the Issuer which are to be Listed No. of new No. of new shares of shares of issuer which issuer issued during the may be issued month pursuant thereto as at pursuant Currency of Nominal value at Exercised Nominal value thereto close of the Description of warrants nominal close of during the at close of the month (Date of expiry - dd/mm/yyyy) value preceding month month month N/AStock code (if listed) Class of shares issuable (Note 1) Subscription price EGM approval date (if applicable) (dd/mm/yyyy)(/ /) N/AStock code (if listed) Class of shares issuable (Note 1) Subscription price EGM approval date (if applicable) (dd/mm/yyyy) N/A/ / Stock code (if listed) Class of shares issuable (Note 1) Subscription price EGM approval date (if applicable) (dd/mm/yyyy) N/AStock code (if listed) Class of shares issuable (Note 1) Subscription price EGM approval date (if applicable) (dd/mm/yyyy) (/ /) Total B. (Ordinary shares) N/A(Preference shares) N/A N/A(Other class)

Convertibles (i.e. Convertible into Shares of the Issuer which are to be Listed) No. of new No. of new shares of shares of issuer issued issuer which during the may be issued month pursuant thereto as at pursuant Currency of Amount at close Converted Amount at thereto close of the amount of preceding during the close of the month Class and description outstanding month month month N/AStock code (if listed) Class of shares issuable (Note 1) Subscription price EGM approval date (if applicable) (dd/mm/yyyy))N/AStock code (if listed) Class of shares issuable (Note 1) Subscription price EGM approval date (if applicable) (dd/mm/yyyy) N/A3. Stock code (if listed) Class of shares issuable (Note 1) Subscription price EGM approval date (if applicable) (dd/mm/yyyy) N/AStock code (if listed) Class of shares issuable (Note 1) Subscription price EGM approval date (if applicable) (dd/mm/yyyy) Total C. (Ordinary shares) N/AN/A(Preference shares) N/A(Other class)

For Main Board and GEM listed issuers

Any other Agreements or Arrangements to Issue Shares of the Issuer which are to be Listed, including Options (other than under Share Option Schemes)

| uran | under Share Option Schemes) | | |
|------|--|--|---|
| Ful | Il particulars including EGM approval date (dd/mm/yyyy), applicable, and class of shares issuable: | No. of new shares of issuer issued during the month pursuant thereto | No. of new shares of issuer which may be issued pursuant thereto as at close of the month |
| | N/A | | |
| 1. | | | |
| | | | |
| | | | |
| | (/ /) | | |
| | shares (Note 1) | | |
| | | | |
| 2. | N/A | | |
| | | | |
| | | | |
| | (/ /) | | |
| | shares (Note 1) | | |
| | shares (Note 1) | | - |
| 2 | NT / A | | |
| 3. | N/A | | |
| | | | |
| | | | |
| | (/ /) | | |
| | shares (Note 1) | | |
| | | | |
| | Total D. (Ordinary shares) | N/A | |
| | (Preference shares) | N/A | |
| | (Other class) | N/A | |
| | (Other class) | IV/A | |
| | | | |

Other Movements in Issued Share Capital No. of new No. of new shares of shares of issuer issued issuer which may be during the issued month pursuant pursuant thereto thereto as at close of the month Type of Issue Class of shares issuable _____ (*Note 1*) (/ /) At price : State currency Issue and allotment N/A1. Rights issue N/Adate: (dd/mm/yyyy) (/ /) EGM approval date: (dd/mm/yyyy) Class of shares issuable ____ (*Note 1*) At price : State currency -Issue and allotment N/A2. Open offer N/Adate: (dd/mm/yyyy) (/ /) EGM approval date: (dd/mm/yyyy) Class of shares issuable __ (*Note 1*) (/ /) At price : State currency Issue and allotment N/AN/A3. Placing date: (dd/mm/yyyy) (/ /) EGM approval date: (dd/mm/yyyy) Class of shares issuable __ (*Note 1*) Issue and allotment 4. Bonus issue N/AN/Adate: (dd/mm/yyyy) (/ /) EGM approval date: (dd/mm/yyyy)

For Main Board and GEM listed issuers

| | Type of Issue | | | | | | No. of new shares of issuer issued during the month pursuant thereto | No. of new shares of issuer which may be issued pursuant thereto as at close of the month |
|----|-----------------------|------------|----------------|--|-------|----------------|--|---|
| | | | | Class of shares issuable | | _ | | |
| 5. | Scrip dividend A | at price : | State currency | (Note 1) Issue and allotment | (/ / |) | N/A | N/A |
| | | | currency | date : (dd/mm/yyyy) EGM approval date: (dd/mm/yyyy) | (/ / |) | | |
| | | | | | | .= | | |
| | | | | Class of shares repurchased (Note 1) | | | | |
| 6. | Repurchase of shares | | | Cancellation date : (dd/mm/yyyy) | (/ / |) | N/A | N/A |
| | | | | EGM approval date: (dd/mm/yyyy) | (/ / |) | | |
| | | | | | | . - | | |
| | | | | Class of shares redeemed (Note 1) | | | | |
| 7. | Redemption of shares | | | Redemption date : (dd/mm/yyyy) | (/ / |) | N/A | N/A |
| | | | | EGM approval date: (dd/mm/yyyy) | (/ / |) | | |
| | | | | | | | | |
| | | | | Class of shares issuable (Note 1) | | _ | | |
| 8. | Consideration issue A | | State currency | Issue and allotment date : (dd/mm/yyyy) | (/ / |) | N/A | N/A |
| | | | | EGM approval date: (dd/mm/yyyy) | (/ / |) | | |
| | | | | | | | | |

For Main Board and GEM listed issuers

| Class of shares issuable(Note 1) | | Type of Issue | | | | | No. of new shares of ssuer issued during the month pursuant thereto | No. of new shares of issuer which may be issued pursuant thereto as at close of the month |
|---|-----|-------------------------|---------------------------------|--|---------------|--------|---|---|
| Class of shares issuable (Note 1) Issue and allotment (dd/mm/yyyy) Class of shares issuable (Note 1) Issue and allotment (dd/mm/yyyy) EGM approval date: (dd/mm/yyyy) EGM approval date: (dd/mm/yyyy) EGM approval date: (dd/mm/yyyy) EGM approval date: (dd/mm/yyyy) Total E. (Ordinary shares) (Other class) N/A N/A Total increase / (decrease) in ordinary shares during the month (i.e. Total of A to E): (1) N/A N/A N/A N/A N/A N/A N/A N/ | | | | Class of shares issuab | le | | | |
| Total increase / (decrease) in ordinary shares during the month (i.e. Total of A to E): At price State (dd/mm/yyyy) EGM approval date: (dd/mm/yyyy) N/A N/A | | | | | | | | |
| Class of shares issuable (dd/mm/yyyy) 10. Other (Please specify) At price: State (Please specify) Total E. (Ordinary shares) (Other class) N/A (Other class) N/A Total increase / (decrease) in ordinary shares during the month (i.e. Total of A to E): (1) N/A Total increase / (decrease) in preference shares during the month (i.e. Total of A to E): N/A N/A | 9. | Capital reorganisation | | | (/ / |) | N/A | N/A |
| 10. Other (Please specify) At price: State currency At price: State currency EGM approval date: (dd/mm/yyyy) For all E. (Ordinary shares) (Other class) N/A (Other class) N/A Total increase / (decrease) in ordinary shares during the month (i.e. Total of A to E): (I) N/A N/A N/A N/A N/A N/A N/A N/ | | | | | (/ / |) | | |
| Total E. (Ordinary shares) N/A (Preference shares) N/A (Other class) N/A Total increase / (decrease) in ordinary shares during the month (i.e. Total of A to E): (1) N/A Total increase / (decrease) in preference shares during the month (i.e. Total of A to E): N/A | 10. | | At price : State currency | (Note 1) — Issue and allotment date: (dd/mm/yyyy) EGM approval date: | (/ / | | N/A | N/A |
| $(Preference shares) \\ (Other class) \\ \hline N/A \\ \hline N/A \\ \hline N/A$ $(Other class) \\ \hline N/A \\ \hline (Other class) \\ \hline N/A \\ \hline (Other class) \\ \hline N/A \\ \hline (Other class) $ | | | | | (Ordinary sl | hares) | N | I/A |
| Total increase / (decrease) in ordinary shares during the month (i.e. Total of A to E): (1) N/A (2) N/A Total increase / (decrease) in preference shares during the month (i.e. Total of A to E): N/A | | | | | • | | | |
| Total increase / (decrease) in preference shares during the month (i.e. Total of A to E): N/A N/A | | | | | (Other | class) | N | I/A |
| Total increase / (decrease) in preference shares during the month (i.e. Total of A to E): N/A N/A | | | | | | | | |
| Total increase / (decrease) in preference shares during the month (i.e. Total of A to E): N/A | To | otal increase / (decrea | ase) in ordinary shares during | g the month (i.e. Total of A t | o E): | (1) |) 1 | N/A |
| | | | | | | (2) |) 1 | N/A |
| Total increase / (decrease) in other classes of shares during the month (i.e. Total of A to E): N/A | To | otal increase / (decrea | ase) in preference shares duri | ing the month (i.e. Total of A | A to E): | | | N/A |
| | То | otal increase / (decrea | ase) in other classes of shares | s during the month (i.e. Tota | l of A to E): | | I | N/A |

| Remarks (if an | y): | |
|----------------|--|---|
| | | |
| | | |
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| | | |
| | | |
| Submitted by: | Mr Yu Tat Fung | - |
| Title: | Company Secretary | _ |
| | (Director, Secretary or other duly authorised officer) | |
| | | |
| | | |

Notes:

- 1. State the class of shares (e.g. ordinary, preference or other).
- 2. If there is insufficient space, please append the prescribed continuation sheet.