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*(Incorporated in Hong Kong with limited liability)
(Stock Code: 00123)*

**ANNOUNCEMENT
WITHDRAWAL OF LISTING OF US\$350,000,000 3.25% NOTES DUE
2018
(ISIN: XS0878082899) (stock code: 4596)
UNDER ITS US\$2,000,000,000 MEDIUM TERM NOTE PROGRAMME
BY YUEXIU PROPERTY COMPANY LIMITED**

This announcement is made by the Company pursuant to Rule 13.09(2)(a) of the Listing Rules and the provisions under Part XIVA of the SFO.

Reference is made to the announcements of the Company dated 15 July 2016, 9 August 2016, 12 August 2016 and 15 August 2016 in relation to the Offer and Consent Solicitation, the final results of the Offer and Consent Solicitation, the repurchase and cancellation of the relevant 2018 Notes and the Optional Redemption and cancellation of the Remaining Outstanding 2018 Notes, respectively (the “**Announcements**”). Unless otherwise defined, capitalised terms used in this announcement shall have the same meaning as defined in the Announcements.

WITHDRAWAL OF LISTING OF 2018 NOTES

Pursuant to the Offer, the Company has completed the repurchase and cancellation of a total of US\$260,559,000 (equivalent to approximately HK\$2,027,149,020) in principal amount of the 2018 Notes. The total settlement amount paid to the relevant Noteholders in respect of the Repurchased 2018 Notes (inclusive of accrued interest and the applicable Consent Fee) was US\$265,703,866.74 (equivalent to approximately HK\$2,067,176,083).

Pursuant to the Optional Redemption, the Company has completed the redemption and cancellation of the entire amount of Remaining Outstanding 2018 Notes, comprising an aggregate principal amount of US\$89,441,000 (equivalent to approximately HK\$695,850,980) of 2018 Notes. The total redemption amount paid to the relevant Noteholders in respect of the Remaining Outstanding 2018 Notes (inclusive of accrued interest) was US\$89,610,565.23 (equivalent to approximately HK\$697,170,197).

As at the date of this announcement, there are no outstanding 2018 Notes in issue.

The Company has applied to the Stock Exchange for the withdrawal of listing of the 2018 Notes, and has been informed that such withdrawal of listing will take effect from the close of business on 23 August 2016.

Shareholders and potential investors of the Company are advised to exercise caution when dealing or investing in the securities of the Company.

For the purpose of this announcement, unless otherwise indicated, conversion of US\$ into HK\$ is calculated at the exchange rate of US\$1.00 = HK\$7.78. This exchange rate is for illustration purposes only and does not constitute a representation that any amounts have been, could have been, or may be exchanged at this or any other rate at all.

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

Hong Kong, 17 August 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