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ANNOUNCEMENT
COMPLETION OF THE ISSUANCE BY A SUBSIDIARY OF
GUARANTEED CORPORATE BONDS IN THE PRC

This announcement is made by Yuexiu Property Company Limited (越秀地產股份有限公司) (the “**Company**”) pursuant to Rule 13.09(2) of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “**Listing Rules**”) and the provisions under Part XIVA of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong).

Reference is made to the announcements of the Company dated 9 May 2016, 31 May 2016, 27 July 2016 and 1 August 2016 (collectively, the “**Announcements**”) in relation to the public issuance of the Corporate Bonds by a 95%-owned subsidiary of the Company, additional information of the Group, the approval by the CSRC for the public issuance of the Corporate Bonds and the respective coupon rates and the other information in respect of the Type 1 Bonds and the Type 2 Bonds, respectively. Unless otherwise defined, capitalised terms used in this announcement shall have the same meaning as defined in the Announcements.

The Board is pleased to announce that the public issuance of the First Tranche Corporate Bonds was completed on 3 August 2016, and the proceeds from such issuance were received by the Issuer on 4 August 2016. The aggregate principal amount of the First Tranche Corporate Bonds actually issued was RMB3,000,000,000, among which RMB1,000,000,000 was issued for the Type 1 Bonds at a coupon rate of 2.95%, and RMB2,000,000,000 was issued for the Type 2 Bonds at a coupon rate of 3.00%.

Further information in relation to the issuance of the First Tranche Corporate Bonds is published on the website of the SSE (<http://www.sse.com.cn>).

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

Hong Kong, 4 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*