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(Incorporated in Hong Kong with limited liability)

(Stock Code: 00123)

ANNOUNCEMENT

UNAUDITED SALES STATISTICS AS AT 31 JULY 2016

The board of directors (“**Board**”) of Yuexiu Property Company Limited (“**Company**”) is pleased to announce the unaudited sales statistics as at 31 July 2016 as follows:

CONTRACTED SALES IN JULY 2016

In July 2016, the value of the Company’s contracted sales (including contracted sales by joint venture projects) amounted to approximately RMB2,041 million, representing a year-on-year increase of approximately 39%. The corresponding gross floor area (“**GFA**”) amounted to approximately 165,400 sq.m., representing a year-on-year increase of approximately 25%.

The value of the aggregate contracted sales (including contracted sales by joint venture projects) of the Company for the period from January to July 2016 (“**Accumulated Contracted Sales**”) amounted to approximately RMB18,067 million, representing a year-on-year increase of approximately 39%. The corresponding GFA of the Accumulated Contracted Sales amounted to approximately 1,587,800 sq.m., representing a year-on-year increase of approximately 30%. The value of the Accumulated Contracted Sales accounted for approximately 70% of the 2016 contracted sales target of RMB25.8 billion.

OTHER UPDATE

As at 31 July 2016, the value of preliminary sales (the formal sales contracts that are expected to be entered into soon) (“**Preliminary Sales**”) is approximately RMB856 million, and the GFA of the Preliminary Sales is approximately 74,100 sq.m..

If the Preliminary Sales are aggregated with the Accumulated Contracted Sales, the total value of sales and the total corresponding GFA are approximately RMB18,923 million and approximately 1,661,900 sq.m. , respectively.

The above-mentioned sales data are unaudited and are based on the summary of internal information of the Company, which may differ from the figures to be disclosed in the audited or unaudited financial statements to be published by the Company on an annual or semi-annual basis due to various uncertainties during the process of collection and collating of such sales information. 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 when dealing in the securities of the Company. When in doubt, investors are advised to seek professional advice from professional or financial advisers.

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

Hong Kong, 8 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