

Hong Kong Exchanges and Clearing Limited and The Stock Exchange of Hong Kong Limited take no responsibility for the contents of this announcement, make no representation as to its accuracy or completeness and expressly disclaim any liability whatsoever for any loss howsoever arising from or in reliance upon the whole or any part of the contents of this announcement.



(Incorporated in Hong Kong with limited liability)

(Stock code: 00123)

VOLUNTARY ANNOUNCEMENT

FURTHER INFORMATION OF THE ISSUER IN CONNECTION WITH THE PROPOSED ISSUANCE BY A SUBSIDIARY OF GUARANTEED CORPORATE BONDS IN THE PRC

Reference is made to the announcements made on 15 December 2017, 18 December 2017 and 13 February 2018 in relation to the proposed public issuance of guaranteed interest-bearing bonds with an aggregate principal amount of up to RMB7,000,000,000 (the “**2018 Corporate Bonds**”) by Guangzhou City Construction & Development Co. Ltd. (廣州市城市建設開發有限公司) (the “**Issuer**”), a 95%-owned and a major subsidiary of the Company (the “**Announcements**”).

Unless otherwise stated, capitalized terms used in this announcement shall have the same meanings as defined in the Announcements.

FURTHER INFORMATION OF THE ISSUER

As disclosed in the Announcements, further information in relation to the proposed issuance of the 2018 Corporate Bonds is published on the website of the SSE (http://bond.sse.com.cn/bridge/information/index_detail.shtml?bound_id=6524), which includes the offering circular in relation to the Corporate Bonds that contains (among other things) financial information of the Issuer for the nine months ended 30 September 2017.

In connection with the proposed issuance of the 2018 Corporate Bonds and in the interests of keeping the shareholders of the Company and the market informed, the Company would like to disclose the following consolidated financial information of the Issuer for the nine months ended 30 September 2017, which is extracted from the offering circular of the 2018 Corporate Bonds published on the website of the SSE (<http://static.sse.com.cn/bond/bridge/information/c/201802/eac9ec7f4e30494884ddc7b3f87c0b44.pdf>):

**GUANGZHOU CITY CONSTRUCTION & DEVELOPMENT COMPANY
LIMITED**

CONSOLIDATED BALANCE SHEET AS AT 30 SEPTEMBER 2017
(All amounts in RMB Yuan unless otherwise stated)

ASSETS	Unaudited As at 30 September 2017 Consolidated	Unaudited As at 31 December 2016 Consolidated
Current assets		
Cash and cash equivalents	14,897,249,018	20,731,524,036
Trade receivables	60,819,930	35,902,703
Prepayments	12,866,560,596	5,146,118,207
Other receivables	31,125,483,100	19,042,311,774
Inventories	49,427,313,016	53,638,517,238
Other current assets	2,158,431,183	1,575,893,292
Total current assets	110,535,856,843	100,170,267,250
Non-current assets		
Available-for-sale financial assets	1,221,366,262	1,185,707,533
Long investment	4,359,231,297	4,293,341,152
Investment properties	12,503,330,000	12,825,250,000
Property, plant and equipment	799,636,789	215,646,008
Constructions under development	1,223,633,247	1,338,750,958
Intangible assets	241,736,808	249,970,844
Deferred tax assets	189,204,767	220,409,105
Total non-current assets	20,538,139,170	20,329,075,600
TOTAL ASSETS	131,073,996,013	120,499,342,850

GUANGZHOU CITY CONSTRUCTION & DEVELOPMENT COMPANY
LIMITED

CONSOLIDATED BALANCE SHEET AS AT 30 SEPTEMBER 2017(Continued)
(All amounts in RMB Yuan unless otherwise stated)

LIABILITIES AND OWNERS' EQUITY	Unaudited As at 30 September 2017 Consolidated	Unaudited As at 30 December 2016 Consolidated
Current liabilities		
Short-term borrowings	-	485,500,000
Notes payables	6,168,453	7,128,993
Accounts payable	10,061,270,327	9,206,220,120
Advances from customers	14,537,401,567	16,121,593,903
Employee benefits payable	201,542,231	238,458,266
Taxation payable	3,791,734,028	3,600,877,536
Interests payable	83,523,015	83,940,548
Dividends payable	761,276,699	761,276,699
Other payables	25,395,916,692	19,779,471,668
Current portion of non-current assets	2,888,400,000	3,412,000,000
Total current liabilities	57,727,233,012	53,696,467,733
Non-current liabilities		
Long-term borrowings	18,251,676,517	14,229,300,000
Bonds payable	7,974,775,668	7,970,189,624
Deferred tax liabilities	1,851,275,864	1,719,003,840
Deferred revenue	57,866,400	59,212,130
Other non-current liabilities	962,670,744	1,053,040,358
Total non-current liabilities	29,098,265,193	25,030,745,952
Total liabilities	86,825,498,205	78,727,213,685
Owners' equity		
Paid-in capital	1,908,610,000	1,908,610,000
Capital surplus	21,884,383,110	21,884,383,110
Other comprehensive income	802,247,670	791,735,670
Surplus reserve	80,510,305	79,102,272
Undistributed profits	16,261,518,325	13,972,571,507
Total equity attributable to equity owners of the Company	40,937,269,410	38,636,402,559
Minority interests	3,311,228,398	3,135,726,606
Total owners' equity	44,248,497,808	41,772,129,165
TOTAL LIABILITIES AND OWNERS' EQUITY	131,073,996,013	120,499,342,850

GUANGZHOU CITY CONSTRUCTION & DEVELOPMENT COMPANY
LIMITED

CONSOLIDATED INCOME STATEMENTS FOR THE NINE MONTHS ENDED
30 SEPTEMBER 2017

(All amounts in RMB Yuan unless otherwise stated)

Item	Unaudited Nine months ended 30 September 2017 Consolidated
Revenue	17,749,409,711
Less: Cost of sales	(12,171,902,094)
Taxes and surcharges	(1,136,582,162)
Selling and distribution expenses	(328,497,673)
General and administrative expenses	(430,242,177)
Financial expenses-net	(386,065,472)
Asset impairment losses	(80,435,321)
Add: Profit arising from changes in fair value	25,068,249
Investment income	(7,601,569)
Including: Share of profit of associates and joint ventures	(8,779,140)
Operating profit	3,233,151,492
Add: Non-operating income	74,051,073
including: Disposal gain from non-current assets	23,657,970
Less: Non-operating expenses	(76,199,500)
including: Disposal loss from non-current assets	(24,070,183)
Total profit	3,231,003,065
Less: Income tax expenses	(893,186,160)
Net profit	2,337,816,905
Attributable to equity owners of the Company	2,290,354,851
Attributable to minority interests	47,462,054
Other comprehensive income, net of tax	10,512,000
Attributable to equity owners of the Company, net of tax	10,512,000
Other comprehensive income that will not be subsequently reclassified to profit or loss	
Changes in fair value of available-for-sale financial assets	10,512,000
Attributable to minority interests	-
Total comprehensive income	2,348,328,905
Attributable to equity owners of the Company	2,300,866,851
Attributable to minority interests	47,462,054

GUANGZHOU CITY CONSTRUCTION & DEVELOPMENT COMPANY LIMITED

CONSOLIDATED CASH FLOW STATEMENTS FOR THE NINE MONTHS ENDED 30 SEPTEMBER 2017
(All amounts in RMB Yuan unless otherwise stated)

Item	Unaudited Nine months ended 30 September 2017 Consolidated
Cash flows from operating activities	
Cash received from sales of goods or rendering of services	17,405,762,645
Cash received relating to other operating activities	657,798,573
Sub-total of cash inflows from operating activities	<u>18,063,561,218</u>
Cash paid for goods and service	(14,680,283,307)
Cash paid to and on behalf of employees	(377,579,800)
Payments of taxes and surcharges	(3,049,460,704)
Cash paid relating to other operating activities	(3,638,757,773)
Sub-total of cash outflows from operating activities	<u>(21,746,081,584)</u>
Net cash flows from operating activities	<u>(3,682,520,366)</u>
Cash flows from investing activities	
Net cash received from disposal of fixed assets, intangible assets and other long-term assets	347,994,747
Sub-total of cash inflows from investing activities	<u>347,994,747</u>
Cash paid to acquire fixed assets, intangible assets and other long-term assets	(265,435,768)
Cash paid to acquire investments	(95,153,659)
Cash paid relating to other investing activities	(8,579,055,542)
Sub-total of cash outflows from investing activities	<u>(8,939,644,969)</u>
Net cash flows from investing activities	<u>(8,591,650,222)</u>
Cash flows from financing activities	
Cash received from capital contributions	129,000,000
Including: Cash received from capital contributions by minority shareholders of subsidiaries	129,000,000
Cash received from borrowings	8,152,519,100
Cash received relating to other financing activities	5,048,693,953
Sub-total of cash inflows from financing activities	<u>13,330,213,053</u>
Cash repayments of borrowings	(5,139,242,583)
Cash payments for distribution of dividends, profits or interest expenses	(1,150,477,747)
Sub-total of cash outflows from investing activities	<u>(6,289,720,330)</u>
Net cash flows from financing activities	<u>7,040,492,723</u>
Effect of foreign exchange rate changes on cash and cash equivalents	<u>(134,645)</u>
Net increase in cash and cash equivalents	(5,233,812,510)
Add: Cash and cash equivalents at beginning of year	<u>16,400,970,280</u>
Cash and cash equivalents at end of year	<u>11,167,157,770</u>

GENERAL

The Company would like to remind the shareholders and investors of the Company that the financial information of the Issuer as published on website of the SSE (<http://static.sse.com.cn/bond/bridge/information/c/201802/eac9ec7f4e30494884ddc7b3f87c0b44.pdf>) and the extract of such financial information as disclosed in this announcement were prepared under the People's Republic of China Accounting Standards for Business Enterprises. This information is published for the references of the investors of 2018 Corporate Bonds only.

Shareholders and investors of the Company are reminded that the financial information disclosed in this announcement is the financial information of a subsidiary of the Company, rather than that of the Company. Shareholders and investors of the Company are also reminded that the Company prepares its financial statements in accordance with the Hong Kong Financial Reporting Standards. In view of this, the aforesaid financial information of the subsidiary of the Company may be significantly different if such financial information is prepared under the Hong Kong Financial Reporting Standards.

FURTHER ANNOUNCEMENTS

The Company will make further announcement(s) in respect of the issuance and listing of the 2018 Corporate Bonds as and when appropriate in compliance with Listing Rules.

As the issuance of the 2018 Corporate Bonds is subject to a number of conditions, including but not limited to approvals of the SSE and any other relevant governmental or regulatory authorities, it may or may not proceed. Shareholders and potential investors of the Company should exercise caution when dealing in the shares of the Company.

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

Hong Kong, 14 February 2018

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

Executive Directors: ZHANG Zhaoxing (Chairman), ZHU Chunxiu, LIN Zhaoyuan, LI Feng and CHEN Jing

Independent Non-executive Directors: YU Lup Fat Joseph, LEE Ka Lun and LAU Hon Chuen Ambrose