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(Incorporated in Hong Kong with limited liability)

(Stock code: 00123)

VOLUNTARY ANNOUNCEMENT

PUBLIC ISSUANCE BY A SUBSIDIARY OF GUARANTEED CORPORATE BONDS IN THE PRC

The board of directors of the Company (the “**Board**”) is pleased to announce that Guangzhou City Construction & Development Company Limited (廣州市城市建設開發有限公司) (the “**Issuer**”), a 95%-owned indirect PRC subsidiary of the Company, has made an application to the Shanghai Stock Exchange (the “**SSE**”) and the China Securities Regulatory Commission to undertake public issuance of corporate bonds with an aggregate principal amount of up to RMB9,850,000,000 (the “**Corporate Bonds**”), which are used for repayment of the principal and interest under the Issuer’s other existing corporate bonds in accordance with the terms of such corporate bonds. The Issuer’s obligations to pay the principal and interest under the Corporate Bonds are guaranteed by Guangzhou Yue Xiu Holdings Limited* (廣州越秀集團股份有限公司), the ultimate controlling shareholder of the Company.

The Corporate Bonds have received a credit rating of “AAA” from a credit rating agency, China Chengxin International Credit Rating Co., Ltd.* (中誠信國際信用評級有限責任公司).

The Company considers that the issuance of the Corporate Bonds for financing is conducted in its ordinary and usual course of business, and this announcement is made to keep investors informed of the Company’s business development.

FURTHER INFORMATION OF THE ISSUER

Further information in relation to the proposed issuance of the Corporate Bonds is published on the website of the SSE (http://bond.sse.com.cn/bridge/information/index_detail.shtml?bound_id=19056), which includes the offering circular in relation to the Corporate Bonds that contains (among other things) financial information of the Issuer (consolidation/company level) for the nine months ended 30 September 2021.

In connection with the proposed issuance of the 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 financial information of the Issuer (consolidation/company level) for the nine months ended 30 September 2021, which is extracted from the offering circular of the Corporate Bonds published on the website of the SSE (http://bond.sse.com.cn/bridge/information/index_detail.shtml?bound_id=19056):

**GUANGZHOU CITY CONSTRUCTION & DEVELOPMENT COMPANY LIMITED
CONSOLIDATED BALANCE SHEET AS AT 30 SEPTEMBER 2021**

(All amounts in RMB unless otherwise stated)

ASSETS	As at 30 September 2021 Consolidated Unaudited	As at 31 December 2020 Consolidated Audited
Current assets		
Cash and cash equivalents	32,629,321,504	31,940,089,396
Trade receivables	19,137,784	17,144,903
Prepayments	11,677,371,915	4,344,861,797
Other receivables	44,851,364,153	32,781,987,897
Inventories	161,172,024,719	138,513,178,965
Other current assets	<u>6,839,513,621</u>	<u>3,670,267,003</u>
Total current assets	<u><u>257,188,733,696</u></u>	<u><u>211,267,529,961</u></u>
Non-current assets		
Investment in other equity instruments	1,230,634,991	1,269,565,262
Long investment	10,458,070,053	7,873,177,539
Investment properties	11,600,878,719	11,445,940,000
Inventories	5,179,720,651	6,330,243,657
Property, plant and equipment	1,639,323,615	1,701,706,611
Constructions under development	1,829,783,081	1,423,737,592
Intangible assets	61,856,532	3,290,596,029
Right-of-use assets	3,858,526,607	—
Deferred tax assets	886,060,811	785,407,496
Other non-current assets	<u>—</u>	<u>61,069,760</u>
Total non-current assets	<u><u>36,744,855,060</u></u>	<u><u>34,181,443,946</u></u>
TOTAL ASSETS	<u><u>293,933,588,756</u></u>	<u><u>245,448,973,907</u></u>

LIABILITIES AND OWNERS' EQUITY	As at 30 September 2021 Consolidated Unaudited	As at 31 December 2020 Consolidated Audited
Current liabilities		
Short-term borrowings	68,202,601	90,377,720
Notes payables	878,518,545	1,555,008,893
Accounts payable	19,385,862,747	19,003,407,056
Contract liabilities	78,461,263,328	53,157,081,861
Employee benefits payable	687,276,969	1,136,278,086
Taxation payable	10,589,321,432	10,687,975,373
Lease liabilities	205,915,777	—
Other payables	50,171,450,717	34,201,213,352
Current portion of non-current liabilities	<u>12,418,709,026</u>	<u>6,450,172,269</u>
Total current liabilities	<u><u>172,866,521,142</u></u>	<u><u>126,281,514,610</u></u>
Non-current liabilities		
Long-term borrowings	23,958,413,934	23,052,320,708
Bonds payable	13,529,356,899	12,474,436,190
Deferred tax liabilities	3,889,407,604	3,245,799,681
Deferred revenue	51,137,749	52,034,902
Lease liabilities	494,590,778	—
Other non-current liabilities	<u>6,491,808,911</u>	<u>9,732,885,021</u>
Total non-current liabilities	<u><u>48,414,715,875</u></u>	<u><u>48,557,476,502</u></u>
Total liabilities	<u><u>221,281,237,017</u></u>	<u><u>174,838,991,112</u></u>
Owners' equity		
Paid-in capital	1,908,610,000	1,908,610,000
Capital surplus	21,607,650,563	21,607,404,609
Other comprehensive income	1,478,041,526	1,507,239,229
Surplus reserve	1,116,398,403	750,009,634
Undistributed profits	<u>25,444,053,041</u>	<u>25,643,242,249</u>
Total equity attributable to equity owners of the Company	<u><u>51,554,753,533</u></u>	<u><u>51,416,505,721</u></u>
Minority interests	<u>21,097,598,206</u>	<u>19,193,477,074</u>
Total owners' equity	<u><u>72,652,351,739</u></u>	<u><u>70,609,982,795</u></u>
TOTAL LIABILITIES AND OWNERS' EQUITY	<u><u>293,933,588,756</u></u>	<u><u>245,448,973,907</u></u>

GUANGZHOU CITY CONSTRUCTION & DEVELOPMENT COMPANY LIMITED
BALANCE SHEET OF THE COMPANY AS AT 30 SEPTEMBER 2021

(All amounts in RMB unless otherwise stated)

	As at 30 September 2021 Company Unaudited	As at 31 December 2020 Company Audited
ASSETS		
Current assets		
Cash and cash equivalents	4,780,899,101	2,163,846,016
Trade receivables	2,100,852	851,065
Prepayments	267,758,969	7,798,576
Other receivables	100,285,867,770	88,808,099,869
Inventories	1,105,986,545	1,163,107,425
Other current assets	389,661	—
Total current assets	<u>106,443,002,898</u>	<u>92,143,702,951</u>
Non-current assets		
Investment in other equity instruments	1,208,973,047	1,247,903,317
Long investment	28,376,284,402	31,914,193,518
Investment properties	611,070,000	613,300,000
Property, plant and equipment	5,917,216	8,713,472
Constructions under development	—	19,060,557
Intangible assets	13,064,320	—
Right-of-use assets	20,502,843	—
Total non-current assets	<u>30,235,811,828</u>	<u>33,803,170,864</u>
TOTAL ASSETS	<u>136,678,814,726</u>	<u>125,946,873,815</u>

LIABILITIES AND OWNERS' EQUITY	As at 30 September 2021 Company Unaudited	As at 31 December 2020 Company Audited
Current liabilities		
Notes payables	18,129,834	—
Accounts payable	1,183,132,739	1,329,864,982
Contract liabilities	465,797,254	427,921,487
Employee benefits payable	383,577,638	499,249,392
Taxation payable	1,113,327,072	1,235,637,863
Lease liabilities	—	—
Other payables	78,876,071,748	71,196,644,018
Current portion of non-current liabilities	<u>5,851,778,838</u>	<u>4,796,938,795</u>
Total current liabilities	<u><u>87,891,815,123</u></u>	<u><u>79,486,256,537</u></u>
Non-current liabilities		
Bonds payable	13,529,366,899	12,474,436,190
Deferred tax liabilities	334,905,605	301,038,032
Lease liabilities	21,823,342	—
Deferred revenue	51,137,749	52,034,902
Other non-current liabilities	<u>955,510</u>	<u>612,795,383</u>
TOTAL NON-CURRENT LIABILITIES	<u><u>13,938,189,105</u></u>	<u><u>13,440,304,507</u></u>
Total liabilities	<u><u>101,830,004,228</u></u>	<u><u>92,926,561,044</u></u>
Owners' equity		
Paid-in capital	1,908,610,000	1,908,610,000
Capital surplus	25,864,410,722	25,856,226,328
Other comprehensive income	809,199,217	838,396,920
Surplus reserve	1,116,398,403	750,009,634
Undistributed profits	<u>5,150,192,156</u>	<u>3,667,069,889</u>
Total owners' equity	<u><u>34,848,810,498</u></u>	<u><u>33,020,312,771</u></u>
TOTAL LIABILITIES AND OWNERS' EQUITY	<u><u>136,678,814,726</u></u>	<u><u>125,946,873,815</u></u>

GUANGZHOU CITY CONSTRUCTION & DEVELOPMENT COMPANY LIMITED
CONSOLIDATED INCOME STATEMENTS FOR THE NINE MONTHS ENDED
30 SEPTEMBER 2021

(All amounts in RMB unless otherwise stated)

Item	Nine months ended 30 September 2021 Consolidated Unaudited
I, REVENUE	27,256,841,505
Less: Cost of sales	(19,977,794,721)
Taxes and surcharges	(1,968,570,961)
Selling and distribution expenses	(939,713,083)
General and administrative expenses	(646,479,944)
Financial expenses - net	269,141,415
Impairment losses on assets	(94,022,754)
Add: Gains raising from changes in fair value	141,756,443
Investment income	238,678,102
Including: Share of profit of associates and joint ventures	41,143,657
Gains on disposal of assets	<u>3,316,577</u>
II, Operating profit	4,283,152,579
Add: Non-operating income	96,047,939
Including: Disposal gain from non-current assets	717,399
Less: Non-operating expenses	<u>(20,991,383)</u>
III, Total profit	4,358,209,135
Less: Income tax expenses	<u>(1,225,959,161)</u>
IV, Net profit	<u>3,132,249,974</u>
Attributable to shareholders of the Company	2,976,548,012
Attributable to minority interests	155,701,962
V, Other comprehensive income, net of tax	<u>(29,197,703)</u>
Attributable to equity owners of the Company, net of tax	(29,197,703)
Other comprehensive income that will be reclassified to profit or loss	—
Gains raising from changes in fair value of available-for-sale financial assets	(29,197,703)
Attributable to minority interests	—
VI, Total comprehensive income	<u>3,103,052,271</u>
Attributable to equity owners of the Company	2,947,350,309
Attributable to minority interests	<u><u>155,701,962</u></u>

GUANGZHOU CITY CONSTRUCTION & DEVELOPMENT COMPANY LIMITED
INCOME STATEMENTS OF THE COMPANY FOR THE NINE MONTHS ENDED
30 SEPTEMBER 2021

(All amounts in RMB unless otherwise stated)

Item	Nine months ended 30 September 2021 Company Unaudited
I, Revenue	203,398,146
Less: Cost of sales	(107,452,973)
Taxes and surcharges	(13,977,226)
Selling and distribution expenses	(43,936,645)
General and administrative expenses	(130,986,615)
Financial expenses - net	(342,859,459)
Add: Gains raising from changes in fair value	(270,000)
Investment income	5,664,737,559
Including: Share of profit of associates and joint ventures	(19,185,624)
Gains on disposal of assets	<u>—</u>
II, Operating profit	5,228,652,787
Add: Non-operating income	1,772,967
Including: Disposal gain from non-current assets	460,672
Less: Non-operating expenses	(1,437,197)
Including: Disposal loss from non-current assets	<u>—</u>
III, Total profit	5,228,988,557
Less: Income tax expenses	<u>(84,976,177)</u>
IV, Net profit	5,144,012,380
V, Other comprehensive income, net of tax	<u>(29,197,703)</u>
Other comprehensive income that will be reclassified to profit or loss	—
Gains raising from changes in fair value of available-for-sale financial assets	(29,197,703)
VI, Total comprehensive income	<u><u>5,114,814,677</u></u>

GUANGZHOU CITY CONSTRUCTION & DEVELOPMENT COMPANY LIMITED
CONSOLIDATED CASH FLOW STATEMENTS FOR THE NINE MONTHS ENDED
30 SEPTEMBER 2021

(All amounts in RMB unless otherwise stated)

Item	Nine months ended 30 September 2021 Consolidated Unaudited
I, Cash flows from operating activities	
Cash received from sales of goods or rendering of services	47,846,782,685
Cash received relating to other operating activities	<u>596,124,312</u>
Sub-total of cash inflows from operating activities	<u>48,442,906,997</u>
Cash paid for goods and service	(37,744,859,856)
Cash paid to and on behalf of employees	(1,637,902,777)
Payments of taxes and surcharges	(5,039,772,152)
Cash paid relating to other operating activities	<u>(2,054,894,245)</u>
Sub-total of cash outflows from operating activities	<u>(46,477,429,030)</u>
Net cash flows from operating activities	<u>1,965,477,967</u>
II, Cash flows from investing activities	
Cash received from returns on investments	119,295,007
Net cash received from disposal of fixed assets, intangible assets and other long-term assets	<u>7,901,969</u>
Sub-total of cash inflows from investing activities	<u>127,196,976</u>
Cash paid to acquire fixed assets, investment properties and intangible assets	(500,765,270)
Cash paid for equity investments	(2,415,748,857)
Net cash paid to acquire subsidiaries and other operating entities	(4,447,677,077)
Other cash paid relating to investing activities	<u>(3,806,447,090)</u>
Sub-total of cash inflows from investing activities	<u>(11,170,638,294)</u>
Net cash flows from investing activities	<u>(11,043,441,318)</u>

Item	Nine months ended 30 September 2021 Consolidated Unaudited
III, Cash flows from financing activities	
Cash received from equity investments	1,748,419,170
Cash received from borrowings	13,853,949,814
Cash received relating to other financing activities	<u>789,526,293</u>
Sub-total of cash inflows from financing activities	<u>16,391,895,277</u>
Cash repayments of borrowings	(6,515,645,081)
Cash repayments of interests	(2,598,199,767)
Cash paid relating to other financing activities	<u>(92,258,351)</u>
Sub-total of cash outflows from financing activities	<u>(9,206,103,199)</u>
Net cash flows from financing activities	<u>7,185,792,078</u>
IV, Effect of foreign exchange rate changes on cash	<u>(31,001)</u>
V, Net increase in cash and cash equivalents	(1,892,202,274)
Add: Cash at beginning of period	<u>22,988,842,003</u>
VI, Cash at end of period	<u><u>21,096,639,729</u></u>

GUANGZHOU CITY CONSTRUCTION & DEVELOPMENT COMPANY LIMITED
CASH FLOW STATEMENTS OF THE COMPANY FOR THE NINE MONTHS ENDED
30 SEPTEMBER 2021

(All amounts in RMB unless otherwise stated)

Item	Nine months ended 30 September 2021 Company Unaudited
I, Cash flows from operating activities	
Cash received from sales of goods or rendering of services	381,183,541
Cash received relating to other operating activities	<u>300,875,814</u>
Sub-total of cash inflows from operating activities	<u>682,059,355</u>
Cash paid for goods and service	(443,988,084)
Cash paid to and on behalf of employees	(151,991,342)
Payments of taxes and surcharges	(173,813,082)
Cash paid relating to other operating activities	<u>(825,636,253)</u>
Sub-total of cash outflows from operating activities	<u>(1,595,428,761)</u>
Net cash flows from operating activities	<u>(913,369,406)</u>
II, Cash flows from investing activities	
Cash received from returns on investments	286,782,119
Dividends received	<u>428,360,105</u>
Sub-total of cash outflows from investing activities	<u>715,142,224</u>
Cash paid for disposal of fixed assets, intangible assets and other long-term assets	(11,352,134)
Cash paid for investments	(98,050,126)
Cash paid relating to other investing activities	<u>(5,373,799,921)</u>
Sub-total of cash outflows from investing activities	<u>(5,483,202,181)</u>
Net cash flows from investing activities	<u>(4,768,059,957)</u>

Item	Nine months ended 30 September 2021 Company Unaudited
III, Cash flows from financing activities	
Cash received from issue of bonds	5,994,000,000
Cash received relating to other financing activities	<u>7,219,667,463</u>
Sub-total of cash inflows from financing activities	<u>13,213,667,463</u>
Cash repayments of debts	(4,500,000,000)
Cash repayments of interests	<u>(277,222,530)</u>
Sub-total of cash outflows from financing activities	<u>(4,777,222,530)</u>
Net cash flows from financing activities	<u>8,436,444,933</u>
IV, Effect of foreign exchange rate changes on cash	<u>(5,291)</u>
V, Net increase in cash and cash equivalents	2,755,010,279
Add: Cash at beginning of period	<u>1,943,329,679</u>
VI, Cash at end of period	<u><u>4,698,339,958</u></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://bond.sse.com.cn/bridge/information/index_detail.shtml?bound_id=19056) 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 the 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.

FURTHER ANNOUNCEMENTS

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

As the issuance of the 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, 28 January 2022

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

<i>Executive Directors:</i>	<i>LIN Zhaoyuan (Chairman), LIN Feng, LI Feng, CHEN Jing and LIU Yan</i>
<i>Non-Executive Director:</i>	<i>OUYANG Changcheng</i>
<i>Independent Non-executive Directors:</i>	<i>YU Lup Fat Joseph, LEE Ka Lun and LAU Hon Chuen Ambrose</i>