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越秀地產股份有限公司
YUEXIU PROPERTY COMPANY LIMITED

(Incorporated in Hong Kong with limited liability)

(Stock code: 00123)

ANNOUNCEMENT
COUPON RATE FOR THE PUBLIC ISSUANCE
BY A SUBSIDIARY OF SECOND TRANCHE
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, 27 July 2016, 4 August 2016 and 25 August 2016 (“**Announcements**”) in relation to the proposed public issuance of the Corporate Bonds by a 95%-owned subsidiary of the Company, the approval by the CSRC for the public issuance of the Corporate Bonds, the completion of the public issuance of the First Tranche Corporate Bonds and the issuance and terms of the Second Tranche Corporate 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 based on the book-building results, the coupon rates for the Type 3 Bonds and the Type 4 Bonds of the Second Tranche Corporate Bonds have been determined to be fixed at 2.97% and 3.19% respectively. The Second Tranche Corporate Bonds will be issued to qualified investors during the period from 29 August 2016 to 1 September 2016.

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

Shareholders and potential investors of the Company should exercise caution when dealing or investing in the shares of the Company.

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

Hong Kong, 29 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*