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**VOLUNTARY ANNOUNCEMENT**  
**PUBLIC ISSUANCE BY A SUBSIDIARY OF 2019 SECOND TRANCHE OF**  
**GUARANTEED CORPORATE BONDS IN THE PRC**

This is a voluntary announcement made by Yuexiu Property Company Limited (the “**Company**”).

The board of directors of the Company (the “**Board**”) is pleased to announce that Guangzhou City Construction & Development Co., 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, was approved by the China Securities Regulatory Commission to undertake public issuance of guaranteed interest-bearing bonds with an aggregate principal amount of up to RMB7,000,000,000, and the issuance of the 2018 first tranche Corporate Bonds with an aggregate amount of RMB1,500,000,000 was completed on 22 October 2018 (for details, please refer to the announcements dated 15 December 2017, 24 April 2018, 16 October 2018, 18 October 2018 and 23 October 2018) and the issuance of the 2019 first tranche Corporate Bonds with an aggregate amount of RMB2,500,000,000 was completed on 28 May 2019 (for details, please refer to the announcements dated 22 May 2019 and 29 May 2019) (the “**Corporate Bonds**”), which are used for repayment of loans and interests thereon. The Issuer’s obligations to pay the principal and interest under the Corporate Bonds are guaranteed by Guangzhou Yue Xiu Holdings Limited (廣州越秀集團有限公司), the ultimate controlling shareholder of the Company.

The Company considers that the issuance of the Corporate Bonds 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.

The Corporate Bonds are issued in tranches. The 2019 second tranche of Corporate Bonds shall have an initial aggregate principal amount of RMB1,500,000,000 and can be over-allotted to not more than RMB500,000,000, and shall be divided into two types: (i) Corporate Bonds with a term of five years at a fixed coupon rate (“**Type 1 Bonds**”); and (ii) Corporate Bonds with a term of five years (“**Type 2 Bonds**”). Further, at the end of the third year: (a) the Issuer shall have the option to adjust the coupon rate of the Type 2 Bonds; (b) the Issuer shall have the right to redeem the Type 2 Bonds; and (c) the holders of the Type 2 Bonds shall have the right to sell back the Type 2 Bonds to the Issuer.

The Issuer will commence marketing of the 2019 second tranche Corporate Bonds, and will determine the coupon rates after book-building. The issuance of the 2019 second tranche Corporate Bonds is subject to a number of conditions and it may or may not proceed.

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

Hong Kong, 25 September 2019

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

*Executive Directors:* *LIN Zhaoyuan (Chairman), LIN Feng, LI Feng, CHEN Jing and LIU Yan*

*Non-executive Director:* *OUYANG Changcheng*

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