

IMPORTANT

IF YOU ARE IN ANY DOUBT AS TO ANY ASPECT OF THIS FORM OF APPLICATION FOR EXCESS RIGHTS SHARES OR AS TO THE ACTION TO BE TAKEN, YOU SHOULD CONSULT YOUR STOCKBROKER, BANK MANAGER, SOLICITOR, PROFESSIONAL ACCOUNTANT OR OTHER PROFESSIONAL ADVISER.

THIS FORM OF APPLICATION FOR EXCESS RIGHTS SHARES IS VALUABLE BUT IS NOT TRANSFERABLE AND IS ONLY FOR THE USE BY THE QUALIFYING SHAREHOLDER(S) NAMED BELOW WHO WISH(ES) TO APPLY FOR THE RIGHTS SHARES ADDITIONAL TO THOSE PROVISIONALLY ALLOTTED TO HIM/HER/IT/THEM. THIS FORM REQUIRES YOUR IMMEDIATE ATTENTION AND APPLICATIONS MUST BE RECEIVED BY NO LATER THAN 4:00 P.M. ON TUESDAY, 14 OCTOBER 2014.

Hong Kong Exchanges and Clearing Limited, The Stock Exchange of Hong Kong Limited (the "Stock Exchange") and Hong Kong Securities Clearing Company Limited ("HKSCC") take no responsibility for the contents of this form of application for excess Rights Shares, 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 form of application for excess Rights Shares.

A copy of this form of application for excess Rights Shares, together with a copy of each of the Rights Issue Prospectus of the Company dated 26 September 2014 (the "Prospectus") and the provisional allotment letter and the other documents specified in the section headed "Documents delivered to the Registrar of Companies" in Appendix III to the Prospectus, have been registered by the Registrar of Companies in Hong Kong as required by section 38D of the Companies (Winding Up and Miscellaneous Provisions) Ordinance. Neither the Securities and Futures Commission in Hong Kong nor the Registrar of Companies in Hong Kong takes any responsibility as to the contents of any of these documents.

Subject to the granting of the listing of, and permission to deal in, the Rights Shares in their nil-paid and fully-paid forms on the Stock Exchange, as well as compliance with the stock admission requirements of HKSCC, the Rights Shares in their nil-paid and fully-paid forms will be accepted as eligible securities by HKSCC for deposit, clearance and settlement in the Central Clearing and Settlement System ("CCASS") with effect from their respective commencement dates of dealings on the Stock Exchange or such other dates as determined by HKSCC. Settlement of transactions between participants of the Stock Exchange on any trading day is required to take place in CCASS on the second trading day thereafter. All activities under CCASS are subject to the General Rules of CCASS and CCASS Operational Procedures in effect from time to time.

Dealings in the Shares of the Company may be settled through CCASS and you should consult your stockbroker or other registered dealer in securities, bank manager, solicitor, professional accountant or other professional adviser for details of those settlement arrangements and how such arrangements may affect your rights and interests.

Terms defined in the Prospectus shall have the same meanings when used herein unless the context otherwise requires.

It should be noted that the Underwriting Agreement contains provisions granting the Joint Underwriters the right to terminate the obligations of the Joint Underwriters thereunder on the occurrence of certain events prior to the Latest Time for Termination. These certain events are set out in the section headed "Termination of the Underwriting Agreement" in the Prospectus. If the Underwriting Agreement is terminated by the Joint Underwriters or does not become unconditional, the Rights Issue will not proceed.

It should also be noted that the Shares have been dealt in on an ex-rights basis commencing from Thursday, 18 September 2014 on the Stock Exchange and that dealings in the Rights Shares in their nil-paid form are expected to take place from Tuesday, 30 September 2014 to Thursday, 9 October 2014 (both days inclusive). Shareholders should also note that dealings in Shares or the nil-paid Rights Shares will take place while the conditions to which the Rights Issue is subject remain unfulfilled. Any Shareholder or other person dealing in Shares or the nil-paid Rights Shares up to the date on which all conditions to which the Rights Issue is subject are fulfilled (which is expected to be 5:00 p.m. on Monday, 20 October 2014), will accordingly bear the risk that the Rights Issue cannot become unconditional and may not proceed. Any Shareholder or other person contemplating selling or purchasing Shares or the nil-paid Rights Shares, who is in any doubt about his/her/its position, is recommended to consult his/her/its own professional advisers.



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

(Incorporated in Hong Kong with limited liability)

(Stock code : 00123)

Registrar:

Tricor Abacus Limited

Level 22
Hopewell Centre
183 Queen's Road East
Hong Kong

Registered office:

26th Floor, Yue Xiu Building
160 Lockhart Road
Wanchai
Hong Kong

RIGHTS ISSUE OF 3,077,015,931 RIGHTS SHARES AT HK\$1.25 PER RIGHTS SHARE ON THE BASIS OF 33 RIGHTS SHARES FOR EVERY 100 SHARES HELD ON THE RECORD DATE PAYABLE IN FULL ON ACCEPTANCE BY NO LATER THAN 4:00 P.M. ON TUESDAY, 14 OCTOBER 2014

FORM OF APPLICATION FOR EXCESS RIGHTS SHARES

Name(s) and address of Qualifying Shareholder(s)

Application can only be made by the registered Qualifying Shareholder(s) named here.

To: The Directors
Yuexiu Property Company Limited

Dear Sirs,

I/We, being the registered holder(s) named above of the Shares in YUEXIU PROPERTY COMPANY LIMITED, hereby irrevocably apply for _____ excess Rights Share(s) at the subscription price of HK\$1.25 per Rights Share in respect of which I/we enclose a separate payment by cheque, or cashier's order in favour of "Yuexiu Property Company Limited – Excess Application Account" for HK\$ _____ and crossed "Account Payee Only" being payment in full on application for the above number of excess Rights Shares.

I/We hereby request you to allot such excess Rights Shares applied for, or any smaller number, to me/us and to send by ordinary post at my/our own risk to the address shown above my/our share certificates for the number of excess Rights Shares as may be allotted to me/us in respect of this application and/or a cheque for any application monies returnable to me/us. I/We understand that the Directors will allocate the excess Rights Shares at their discretion with reference to the level of acceptance of the Rights Shares and the number of excess Rights Shares available on a fair and equitable basis on the following principles: (i) no preference will be given to the Qualifying Shareholders topping up odd-lot holdings to whole-lot holdings; and (ii) subject to availability of the excess Rights Shares, the excess Rights Shares will be allocated to the Qualifying Shareholders who have applied for excess application on a pro rata basis based on the excess Rights Shares applied by them.

I/We hereby undertake to accept such number of excess Rights Shares as may be allotted to me/us as aforesaid upon the terms set out in the Prospectus and the provisional allotment letter referred to therein and subject to the Articles of Association of the Company. In respect of any excess Rights Shares allotted to me/us, I/we authorise you to place my/our name(s) on the Register of Members of the Company as the holder(s) of such Rights Shares.

1. _____ 2. _____ 3. _____ 4. _____
Signature(s) of applicant(s) (all joint applicants must sign)

Date: _____ 2014

This form of application for excess Rights Shares should be completed and lodged, together with payment by cheque or cashier's order in respect of HK\$1.25 per Rights Share with the Registrar, Tricor Abacus Limited, Level 22, Hopewell Centre, 183 Queen's Road East, Hong Kong, by no later than 4:00 p.m. on Tuesday, 14 October 2014.

All payments must be made in Hong Kong dollars. Cheques must be drawn on an account with, or cashier's orders must be issued by, a bank in Hong Kong and made payable to "Yuexiu Property Company Limited – Excess Application Account" and crossed "Account Payee Only". All enquiries in connection with this form of application for excess Rights Shares should be directed to the Company's registrar in Hong Kong at the above address.

All cheques and cashier's orders accompanying a completed form of application for excess Rights Shares will be presented for payment immediately upon receipt and all interest earned on such monies (if any) will be retained for the benefit of the Company. Completion and return of a form of application for excess Rights Shares with a cheque and/or a cashier's order will constitute a warranty by the applicant that the cheque and/or the cashier's order will be honoured on first presentation. Without prejudice to the other rights of the Company in respect thereof, the Company reserves the right to reject any application, and the entitlement given pursuant to which will be deemed to have been declined and will be cancelled.

You will be notified of any allotment of excess Rights Shares made to you. If no excess Rights Shares are allotted to you, it is expected that the amount tendered on application will be refunded to you in full without interest by means of a cheque despatched by ordinary post to you by no later than Wednesday, 22 October 2014 at your own risk. If the number of excess Rights Shares allotted to you is less than that applied for, it is expected that the surplus application monies will also be refunded to you by means of a cheque despatched by ordinary post to you, without interest, by no later than Wednesday, 22 October 2014, at your own risk. Any such cheque will be drawn in favour of the person(s) named on this form. It is expected that certificates in respect of any excess Rights Shares allotted to you will be despatched to you by ordinary post, at your own risk, on or before Wednesday, 22 October 2014.

The Prospectus Documents are not intended to be registered or filed under the applicable securities legislation of any jurisdiction other than Hong Kong. No Rights Shares and no provisional allotment will be made to the Non-Qualifying Shareholders.

No person receiving a copy of the provisional allotment letter or form of application for excess Rights Shares in any territory or jurisdiction outside Hong Kong may treat it as an offer or an invitation to apply for the Rights Shares or excess Rights Shares, unless in the relevant territory or jurisdiction such an offer or invitation could lawfully be made without compliance with any registration or other legal and regulatory requirements thereof. It is the responsibility of anyone outside Hong Kong wishing to make an application for the Rights Shares to satisfy himself/herself/itself as to the observance of the laws and regulations of the relevant territory or jurisdiction, including the obtaining of any government or other consents, and to pay any taxes and duties required to be paid in such territory or jurisdiction in connection therewith. Any acceptance of the offer of the Rights Shares by any person will be deemed to constitute a representation and warranty from such person to the Company that these local laws and requirements have been fully complied with. If you are in doubt as to your position, you should consult your own professional advisers. For the avoidance of doubt, neither Hong Kong Securities Clearing Company Limited nor HKSCC Nominees Limited will give, or be subject to, any of the above representation and warranty.

Neither the provisional allotment letter nor form of application for excess Rights Shares is for publication, release or distribution, directly or indirectly, in or into the United States or any other jurisdiction where to do so would be unlawful. The Rights Shares (both in nil-paid and fully-paid forms) and the provisional allotment letters have not been and will not be registered under the US Securities Act of 1933 (the "US Securities Act") or under any securities laws of any state or other jurisdiction of the United States, and may not be offered, sold, taken up, exercised, resold, renounced, transferred or delivered, directly or indirectly, within the United States except pursuant to an applicable exemption from the registration requirements of the US Securities Act and in compliance with any applicable securities laws of any state or other jurisdiction of the United States.

This form of application for excess Rights Shares and all applications made pursuant to it should be governed by, and construed in accordance with, the laws of Hong Kong.

All references to times and date mentioned in this form refer to Hong Kong local times and dates.

By completing, signing and submitting the forms accompanying this form of application for excess Rights Shares, you agree to disclose to the Company, the Registrar and/or their respective advisers and agents personal data and any information which they require about you or the person(s) for whose benefit you have made the acceptance of the provisional allotment of Rights Shares. The Personal Data (Privacy) Ordinance provides the holders of securities with rights to ascertain whether the Company or the Registrar hold their personal data, to obtain a copy of that data, and to correct any data that is inaccurate. In accordance with the Personal Data (Privacy) Ordinance, the Company and the Registrar have the right to charge a reasonable fee for the processing of any data access request. All requests for access to data or correction of data or for information regarding policies and practices and the kinds of data held should be addressed to the Company, at its registered office at 26th Floor, Yue Xiu Building, 160 Lockhart Road, Wanchai, Hong Kong or as notified from time to time in accordance with applicable law, for the attention of the Company Secretary or (as the case may be) the Registrar at its address set out above.

A SEPARATE CHEQUE OR CASHIER'S ORDER MUST ACCOMPANY EACH APPLICATION. NO RECEIPT WILL BE GIVEN.
(For office use only)

Application number	Number of excess Rights Shares applied for	Amount paid on application	Balance refunded
		HK\$	HK\$