

香港聯合交易所有限公司

(香港交易及結算所有限公司全資附屬公司)

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FOR REFERENCE ONLY

Subject : Display of Adjusted Previous Closing Price of Yuexiu Property Company Limited (stock code 123) on AMS/3 for its Interim Dividend of HK\$0.049 per share and 33-for-100 Rights Issue on Ex-All Date, 18 September 2014

Enquiry Tel : Ms. Cynthia Chiu (Tel: 2840 3076)

Pursuant to the timetable issued by Yuexiu Property Company Limited (“Yuexiu Property”) for the interim dividend and rights issue, Yuexiu Property’s shares (stock code: 123) will be marked “ex-all” on 18 September 2014, the Ex-All Date. Shareholders, investors and market participants should read the Yuexiu Property’s announcements and prospectus documents in full including the terms and conditions of the rights issue of Yuexiu Property in dealing with Yuexiu Property’s shares. If they are in doubt, they should consult their professional adviser(s).

As an AMS/3 standard practice for ex-dividend and ex-rights issue and for reference only, an Adjusted Previous Closing Price will be displayed in the “PRV CLOSE” field of Yuexiu Property’s AMS/3 stock page on 18 September 2014, the Ex-All Date. The unadjusted previous closing price will instead be displayed in the free text field. Calculation of the Adjusted Previous Closing Price will be based on Yuexiu Property’s closing price on 17 September 2014 (i.e. last cum-all trading day) and by using the following standard adjustment formula for dividend and rights issue generally.

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Adjustment Formulas:

For Interim Dividend

Closing Price on the last cum-all trading day – D = P¹

where:

D = Interim dividend per share, i.e. HK\$0.049

For Rights Issue

Adjusted Previous Closing Price

= [(P¹ x Y) + (S x X)] ÷ (X + Y)

where:

S = Subscription price per rights share, i.e. HK\$1.25

X = Number of rights shares a shareholder is entitled to subscribe when he/she holds Y existing shares on the record date, i.e. 33 rights shares

Y = Number of existing shares a shareholder has to hold on the record date for entitling him/herself to subscribe for X rights shares, i.e. 100 shares

Note: Price adjustment for rights issue will not be made and the previous closing price will only be adjusted for the interim dividend on ex-all date when the subscription price is higher than the closing price of the shares (after adjusted for the dividend) on the last cum-all trading day.

For illustration purpose, depending on Yuexiu Property's closing price on 17 September 2014, the Exchange shall base on the above standard formula for dividend and rights issue generally to calculate and display the Adjusted Previous Closing Price on Yuexiu Property's AMS/3 stock page on 18 September 2014 as follows:-

<u>CUM-ALL</u>	<u>EX-ALL</u>
<u>Unadjusted Closing Price</u>	<u>Adjusted</u>
<u>on 17 September 2014</u>	<u>Previous Closing Price</u>
(HK\$)	(HK\$)
1.4719	1.380
1.4852	1.390
1.4985	1.400
1.5118	1.410
1.5251	1.420
1.5384	1.430
1.5517	1.440
1.5650	1.450
1.5783	1.460
1.5916	1.470
1.6049	1.480
1.6182	1.490
1.6315	1.500
1.6448	1.510
1.6581	1.520
1.6714	1.530
1.6847	1.540
1.6980	1.550
1.7113	1.560
1.7246	1.570
1.7379	1.580
1.7512	1.590
1.7645	1.600
1.7778	1.610
1.7911	1.620
1.8044	1.630
1.8177	1.640
1.8310	1.650
1.8443	1.660
1.8576	1.670