

(01628.HK) Stock Data

Close Price (13/5/2013)	HK\$2.12
52-week Range	HK\$1.11-2.61
Market Cap	HK\$6.11 billion
No. of Issued Shares	2.88 billion shares
Listing Date	2 November 2009

2012 Financial Highlights

Revenue	RMB3,894 million
Gross Profit	RMB1,543 million
Core Profit	RMB810 million
Core Earnings per Share	RMB28 cents
Net Gearing Ratio	62.1%
Net Assets per Share	RMB2.08
Annual Dividend	HK12 cents

Contact Us

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(01628. HK)

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I. Sales Performance as of April 2013

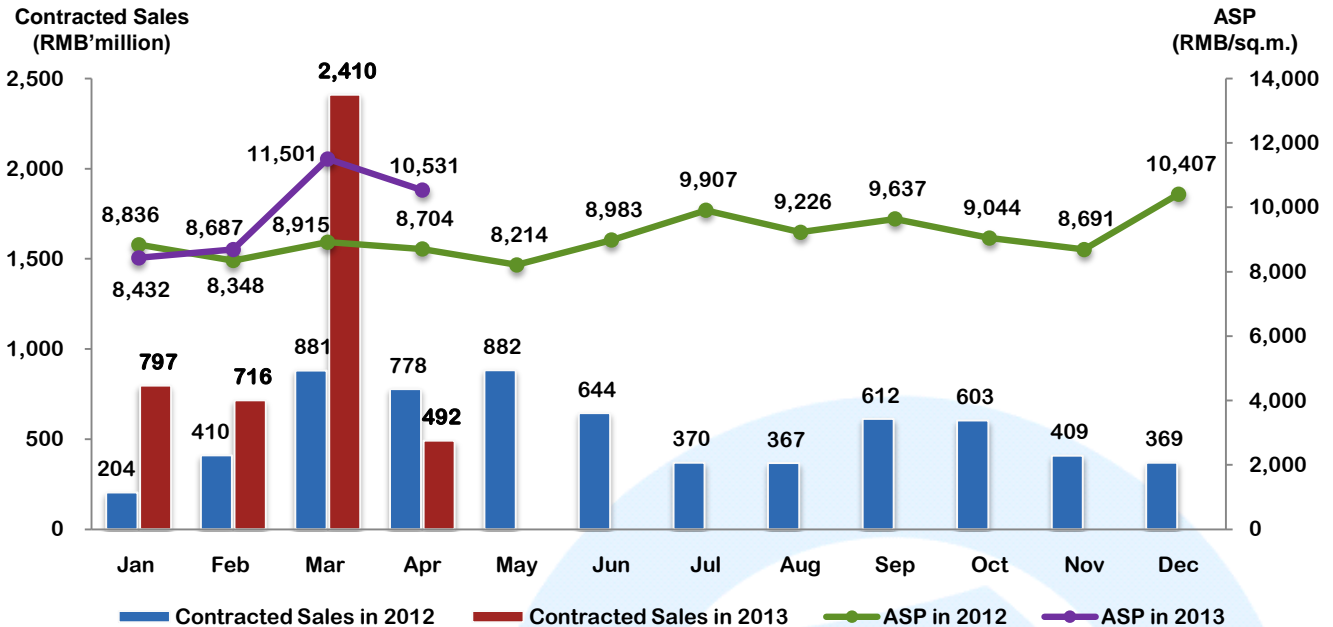
- As of 30 April 2013, Yuzhou Properties (01628.HK) achieved a total contracted sales of approximately **RMB4,415 million, up 94%**, and achieved contracted GFA of **433,254 sq.m., up 66%** YoY. ASP for the first four months was **RMB 10,189/sq.m.** In addition, approximately **RMB698 million** of sales was subscribed but in the process of signing contracts.
- The contracted sales in April 2013 is **RMB492 million, down 39%** YoY and contracted GFA is **46,718 sq.m., down 50%** YoY. With the launch of new projects and new phases, we believe contracted sales will have a significant recovery in the coming months. In terms of contracted GFA sold in Xiamen, the Group accounted for **12.4%** of the residential market in the first four months of 2013.

#	Project	City	Interest in Project %	Contracted Sales (RMB mn)	As of Total (%)	Contracted GFA (sq.m.)	Contracted ASP (RMB/sq.m.)
1	Yuzhou University City Phase II	Xiamen	100%	7	0%	542	12,417
2	Yuzhou Castle above City	Xiamen	98%	9	0%	1,241	7,647
3	Yuzhou Golf	Xiamen	100%	166	4%	13,071	12,721
4	Yuzhou Shoreline	Xiamen	100%	1,056	24%	63,669	16,578
5	Yuzhou Central Coast Phase I	Xiamen	100%	332	8%	25,462	13,041
6	Yuzhou Central Coast Phase II	Xiamen	100%	965	22%	74,101	13,019
7	Yuzhou Riverside City Town	Xiamen	100%	192	4%	25,313	7,568
8	Haicang Dream Town	Xiamen	20%	598	14%	59,834	9,995
9	Yuzhou Gushan No. One	Fuzhou	60%	165	4%	10,389	15,870
10	Yuzhou Oriental Venice Phase II	Fuzhou	100%	39	1%	2,561	15,092
11	Yuzhou City Plaza Phase I	Quanzhou	100%	243	6%	51,334	4,730
12	Others	Xiamen	100%	14	0%	4,468	3,039
West Strait Economic Zone				3,785	86%	331,986	11,399
13	Land Dream	Shanghai	100%	45	1%	2,512	17,691
14	Yuzhou Skyline Phase I (incl. retail shops)	Hefei	100%	17	0%	2,089	8,124
15	Yuzhou Skyline Phase II	Hefei	100%	7	0%	1,228	5,839
16	Yuzhou Skyline Phase III	Hefei	100%	515	12%	88,660	5,812
Yangtze River Delta				584	13%	94,489	6,180
17	Yuzhou Palace Country	Tianjin	100%	46	1%	6,779	6,817
Bohai Rim Region				46	1%	6,779	6,817
Total				4,415	100%	433,254	10,189



II. Monthly Sales Chart

Monthly Contracted Sales (Jan 2012- April 2013)



III. Monthly Press Room

■ Yuzhou Properties' Acquisition of a Land Parcel in the City Center of Quanzhou.

Yuzhou Properties announced that on 3 April 2013, an indirect wholly-owned subsidiary of the Company, entered into the Equity Transfer Agreement with the independent third party to acquire the entire equity interest in the target company from the Vendors at a consideration of RMB612 million (to be adjusted based on the saleable gross floor area to be determined by the government).

The target company hold a land parcel which is located south of Zhanghua Central Road, West of Lianke harbour. The total site area is 100,057 sq.m. and it will be developed into residential/commercial properties with an aggregate planned gross floor area of not more than 279,309 sq.m., the average saleable gross floor area cost of approximately RMB2,400/sq.m..

Mr. Lam Lung On, Chairman of Yuzhou Properties, said, "The Transaction is in the best interests of the Company and its Shareholders. In particular, the Transaction will strengthen the Group's presence and reinforce its implementation of the nationwide development strategy. It will also broaden the portfolio of the Group's properties."



Yuzhou Properties Signs US\$101.8 Million Syndicated Loan Facility

On 30 April 2013, the Group signed an agreement with a group of six international and domestic banks in connection with a US\$101.8 million equivalent three-year dual currency transferable term loan facility carrying an interest margin of HIBOR + 5.75% per annum. The proceeds of the Facility will be used for refinancing and general working capital of Yuzhou Properties and its subsidiaries to meet the needs of future business development. Response in the syndicated loan market has been overwhelming.



The Hong Kong and Shanghai Corporation Limited was the Facility Agent of the transaction. It was later joined by Hang Seng Bank Limited, The Hong Kong and Shanghai Corporation Limited, Tai Fung Bank Limited, The Bank of East Asia Limited, Luso International Banking Limited and China Guangfa Bank Co., Ltd., Macau Branch as Mandated Lead Arrangers. The success of this syndication reflects the positive view that the banking community has of Yuzhou Properties, and its confidence in the future direction and development of the company.

IV. Upcoming Investor Relations Activities

No.	Date	Location	IR Events
1	13-16 May 2013	Hong Kong	Morgan Stanley Fourth Annual Hong Kong Investor Summit
2	22-23 May 2013	Hong Kong	Barclays Select: Asia Financial & Property Conference 2013
3	3-5 June 2013	Beijing	J.P. Morgan 9 th Annual China Summit
4	10-11 June 2013	Singapore	Nomura Investment Forum Asia 2013
5	3-5 June 2013	Hong Kong	Citi Asia Pacific Property Conference 2013

V. Company Profile

Yuzhou Properties Company Limited (01628.HK) is a leading property developer in the West Strait Economic Zone and is one of the largest property developers in Xiamen, in terms of land reserve and market share. Yuzhou Properties strives to become a leading property developer in China with a well-defined expansion strategy as to enhance its dominant market position in the West Strait Economic Zone and to establish footprints in the Yangtze River Delta Region and Pan-Bohai Rim Region respectively.

Established in 1994, Yuzhou Properties specializes in the development of high quality residential, retail and commercial projects and has developed over 30 projects in Xiamen, Fuzhou, Quanzhou, Longyan, Zhangzhou, Shanghai, Hefei, Bengbu and Tianjin, respectively. Well-known for its outstanding product quality, diversified product portfolio, strong brand awareness and experienced management team, Yuzhou Properties was named one of "China's Top 100 Real Estate Developers" for eighth consecutive years and was ranked one of "China's Top 50 Real Estate Developers" in 2011, 2012 and 2013. Moreover, Yuzhou's brand has been recognized as a "Renowned Brand in China" by the Trademark Office of the State Administration for Industry and Commerce and was named a "Famous Brand" by the Fujian provincial government and the Xiamen municipal government.

For further information on Yuzhou Properties, please visit our website: <http://www.xmyuzhou.com.cn>

