



# 禹洲地产

## YUZHOU PROPERTIES

(Stock Code : 01628.HK)

## Monthly Newsletter July 2015

### (01628.HK) Stock Data

Close Price (7/8/2015)	HK\$1.69
52-week Range	HK\$1.45 -2.68
Market Cap	HK\$6.449 billion
No. of Issued Shares	3,816 million shares
Listing Date	2 November 2009

### 2014 Financial Highlights

Contracted Sales	RMB12.01 billion
Gross Profit	RMB2,845 million
Basic Earnings per Share	RMB36 cents
Profit Attributable to Shareholders	RMB1,254million
Dividend	HK16 cents per share

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### I. Sales Performance as of July 2015

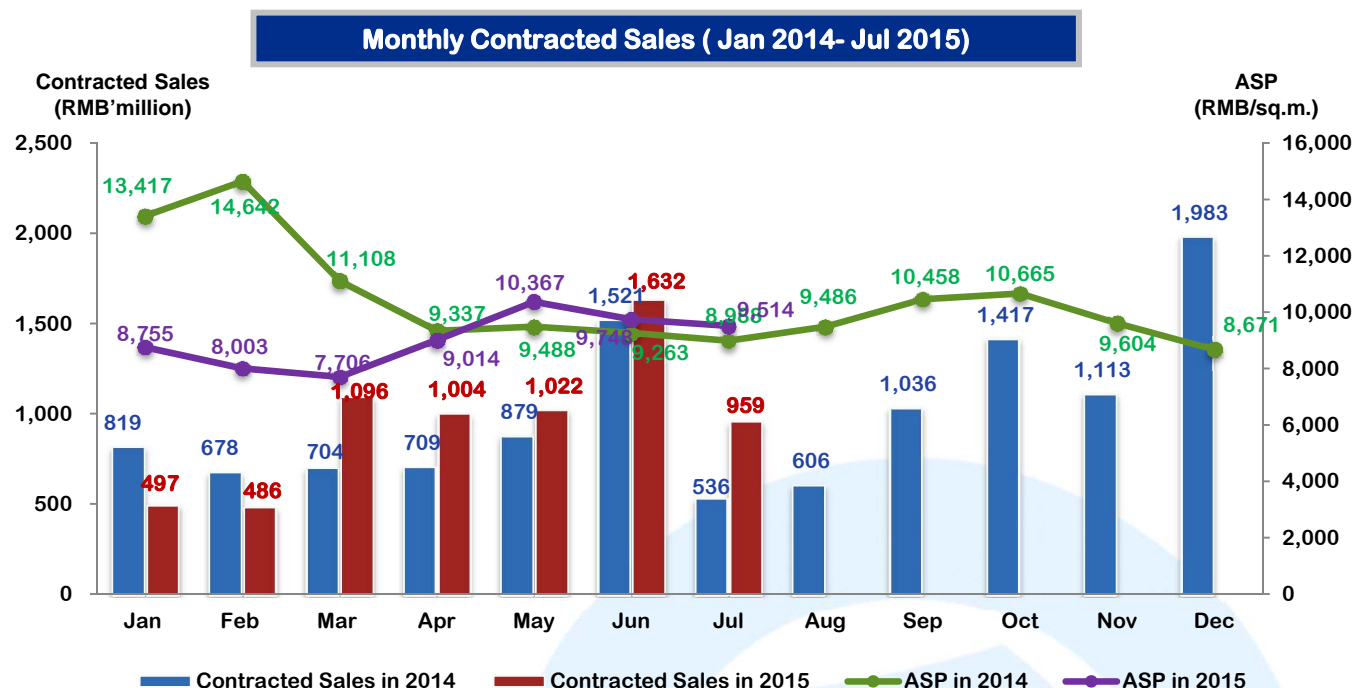
**2015 First Seven Months Contracted Sales of Yuzhou Properties Reached RMB 6,696 million. Contracted Sales in July 2015 increased 79% YoY.**

- Our contracted sales in July 2015 was **RMB 959 million, up 79% YoY**. The contracted GFA was **100,899 sq.m., up 69% YoY**. ASP for this months was **RMB 9,514 /sq.m.**
- In the first seven months in 2015, Yuzhou Properties achieved a total contracted sales of approximately **RMB 6,696 million** and achieved contracted GFA of **737,977 sq.m.** ASP for the first seven months in 2015 was **RMB 9,074 /sq.m.** In addition, approximately **RMB 545 million** was subscribed but in the process of signing contracts.

#	Project	City	Interest in Project %	Contracted Sales (RMB mn)	As of Total (%)	Contracted GFA (sq.m.)	Contracted ASP (RMB/sq.m.)
1	Yuzhou Golf	Xiamen	100%	8	0%	510	16,628
2	Yuzhou Shoreline	Xiamen	100%	73	1%	2,560	28,585
3	Yuzhou Central Coast	Xiamen	80%	1,057	16%	60,104	17,594
4	Yuzhou Riverside City Town	Xiamen	100%	637	10%	63,515	10,033
5	Yuzhou Cloud Top International	Xiamen	100%	378	6%	10,100	37,433
6	Haicang Dream Town	Xiamen	20%	500	7%	31,211	16,027
7	Yuzhou Gushan No. One	Fuzhou	60%	17	0%	1,819	9,321
8	Yuzhou Oriental Venice I&II	Fuzhou	100%	6	0%	303	19,336
9	Yuzhou Oriental Venice III	Fuzhou	100%	540	8%	52,498	10,278
10	Yuzhou City Plaza	Quanzhou	100%	305	5%	50,383	6,058
11	Yuzhou Castle above City	Longyan	100%	331	5%	60,712	5,447
12	Others	Xiamen	100%	11	0%	1,442	7,299
<b>West Strait Economic Zone</b>				<b>3,864</b>	<b>58%</b>	<b>335,157</b>	<b>11,527</b>
13	Land Dream	Shanghai	100%	6	0%	595	10,729
14	Yuzhou City Plaza	Shanghai	100%	59	1%	7,220	8,189
15	Yuzhou Commercial Plaza	Shanghai	100%	72	1%	4,832	14,957
16	Yuzhou Skyline	Hefei	100%	610	9%	90,555	6,741
17	Yuzhou Jade Lakeshire	Hefei	100%	439	7%	60,550	7,250
18	Yuzhou Central Plaza	Hefei	72%	624	9%	95,988	6,501
19	Yuzhou Town	Hefei	51%	387	6%	40,135	9,640
20	Yuzhou Royal Seal	Hefei	49%	282	4%	41,582	6,793
21	Yuzhou Prince Lakeshire	Bengbu	100%	105	2%	24,763	4,235
<b>Yangtze River Delta</b>				<b>2,585</b>	<b>39%</b>	<b>366,218</b>	<b>7,060</b>
22	Yuzhou Palace Country	Tianjin	100%	167	3%	25,838	6,483
23	Yuzhou Royal Lakeshire	Tianjin	100%	80	1%	10,762	7,425
<b>Bohai Rim Region</b>				<b>247</b>	<b>4%</b>	<b>36,600</b>	<b>6,760</b>
<b>Total</b>				<b>6,696</b>		<b>737,977</b>	<b>9,074</b>



## II. Monthly Sales Chart



## III. Monthly Press Room

### Yuzhou Properties Acquired Quality Parcel in Xinzhan District of Hefei at RMB700 Million

(10 July, 2015, Hong Kong) Yuzhou Properties successfully acquired a quality parcel of land in Xinzhan District of Hefei with site area of 49,126 sq.m., at a total consideration of RMB700 million. The parcel of land will be constructed as residential and commercial properties with a total GFA of 144,923 sq.m.. The average land cost in terms of GFA is RMB4,831 per sq.m..

The parcel in Xinzhan District is located in the provincial-level development zone with mature supporting facilities. The parcel also sits in school neighborhood zone with a number of schools being around. Meanwhile, the parcel is in the transportation hub of Hefei, being only 1.8 km away from Hefei train station, and closely next to No.1 metro line. Being within the business district around train station, the parcel is close to all amenities.



In November 2014, the Group successfully acquired another quality parcel in the area, which was named as "Yuzhou Central Town" (禹洲·中央城). The parcel acquired by Yuzhou Properties this time is adjacent to the "Yuzhou Central Town", which can enhance influence of Yuzhou Properties to the region. Meanwhile, the synergy effect of the parcels will contribute to achieving resource sharing, so as to realize cost reduction and market share maximization.





■ **Yuzhou Properties Officially Announced project cooperation with Longfor Properties**

(16 July, 2015, Xiamen) Yuzhou Properties officially announced project cooperation with Longfor Properties to develop a quality commercial and residential land parcel in Xiamen Jimei New Town. The land parcel covers an area of 70,109 square meters and providing GFA of 305,160 square meters. Yuzhou owns 51% equity of the project, which expected to be launched as soon as this year end.

At the heart of Jimei New Town, Xiamen, a bay-rim ecological new urban district combining together such functions as education, business, residence and tourism. Meanwhile, the land parcel is sitting at a transport hub, only approximately 15 minutes' drive from Xiamen Island, approximately 6.2 kilometers from Xiamen Railway North Station, 3-minute drive from Jimei's Administrative Center, and is very close to Subway Line 1.



**IV. Awards**

Date	Award	Organization
Jul 2015	Yuzhou 2014 Annual Report won LACP Vision Award Gold Award in Real Estate Category	LACP, USA
June 2015	Corporate Video won two Silver Awards in the 2015 Questar Awards	MerComm, Inc
May 2015	2015 Top 50 Comprehensive Strength of Chinese Real Estate Listed Companies (Rank 37) 2015 Chinese Real Estate Listed Companies Operating Performance (Rank 3)	China Real Estate Research Association China Real Estate Association China Real Estate Appraisal.
April 2015	Best IR Company (Market Cap below HK\$10 billion) in HKIRA 1 <sup>st</sup> IR Awards Best IRO (Market Cap below HK\$10 billion) in HKIRA 1 <sup>st</sup> IR Awards	Hong Kong Investor Relations Association
April 2015	Honors Award in the 2015 Astrid Awards for Interim Report	MerComm, Inc. USA
March 2015	2015 China TOP 100 Real Estate Developers (Rank 36) The Star Developers among the 2015 China TOP 100 Real Estate Developers (Rank 3)	Enterprise Research Institute of the Development Research Center of the State Council Institute of Real Estate Studies of Tsinghua University China Index Academy
March 2015	2014 Ranking of China's 100 Best Real Estate Enterprises (Rank 65) 2014 China's Listed Real Estate Enterprises TOP 30 (Rank 30) 2014 China's Top 10 Real Estate Enterprises with Most Overall Strength in Xiamen Region (Rank 1)	<a href="http://www.guandian.cn">www.guandian.cn</a> (觀點新媒體)
March 2015	2015TOP 50 China Property Development Enterprises (Rank 37) 2015 TOP 10 China Property Development Enterprises with Development Potential (Rank 4)	China Real Estate Research Association China Real Estate Association China Real Estate Appraisal Center
February 2015	2014 International MERCURY Grand Award for Cover Design and Honors Award for Yuzhou 20th Anniversary Brochure	MerComm, Inc.
January 2015	2014 Hong Kong Listed Top 100 Enterprises with Top 10 Most Overall Strength(Market Cap 10bn or Below Enterprises)	Finet <a href="http://www.qq.com">www.qq.com</a> (騰訊網)
January 2015	Overall Ranking 61 <sup>st</sup> and Real Estate Industry 16 <sup>th</sup> of Greater China Listed Companies in Terms of Best IR Management	IR Magazine



## V. Upcoming Investor Relations Activities

No	Date	Location	IR Events
1	27 August 2015	Hong Kong	2015 Interim Result Announcement Media and Investor Presentation
2	28 August - 2 September 2015	Hong Kong/Singapore	Post Interim Results Non-deal Roadshow
3	2-6 November 2015	Beijing	BofAML 2015 China Conference

## VI. 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 and successfully listed on the Main Board of Hong Kong Stock Exchange in 2009, Yuzhou Properties specializes in the development of high quality residential, retail and commercial projects and has developed near 50 projects in Hongkong, Xiamen, Fuzhou, Quanzhou, Longyan, Shanghai, Nanjing, Hefei, Bengbu, Tianjin and Zhangzhou 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 tenth consecutive years and was ranked one of "China's Top 50 Real Estate Developers" from 2011 to 2015. 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>

The preliminary figures disclosed above are subject to change and may differ from those appear in audited and unaudited financial statements of the Group to be published on yearly and half-yearly basis. As such they are strictly for information only and not for any other purpose. Investors are advised not to place any reliance on the information disclosed herein but to exercise due caution when dealing in the securities of the Company. Any investor who is in doubt is advised to seek advice from professional advisor.

