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**廣州富力地產股份有限公司**  
**GUANGZHOU R&F PROPERTIES CO., LTD.**

*(a joint stock limited company incorporated in the People's Republic of China with limited liability)*  
**(Stock code: 2777)**

**VOLUNTARY ANNOUNCEMENT**  
**PARTIAL REPURCHASE OF SENIOR NOTES DUE 2022 AND 2023**

Reference is made to the announcements (the “**Announcements**”) of Guangzhou R&F Properties Co., Ltd. dated 13 November 2017 and 4 January 2018 in relation to the issuance of an aggregate of US\$600 million 5.875% senior notes due 2023 (the “**2023 Notes**”) and the announcement dated 18 January 2019 in relation to the issuance of US\$300 million 9.125% senior notes due 2022 by Easy Tactic Limited (the “**2022 Notes**”, together with the 2023 Notes, the “**Notes**”), an indirect wholly-owned subsidiary of the Company and the issuer of the Notes. The Notes are listed on the Singapore Exchange Securities Trading Limited. Unless the context otherwise requires, capitalised terms used in this announcement shall have the same meanings as used in the Announcements.

As at the date of this announcement, the outstanding principal amount of the 2023 Notes and 2022 Notes is US\$600,000,000 and US\$300,000,000, respectively. On 21 September 2021, the Company made on-market repurchase of the Notes in the aggregate principal amount of US\$25,000,000. The Notes repurchased will be cancelled. Upon completion of the cancellation, the outstanding principal amount of the 2023 Notes and 2022 Notes will be US\$587,000,000 and US\$288,000,000, respectively.

The Company considers that the Group maintained good liquidity after partial repurchasing the Notes. The Company may make further repurchase of the senior notes depending on market conditions.

**Noteholders and potential investors should note that whether any purchase of the notes from time to time by the Company will be at the Board's sole and absolute discretion. There is no assurance of the timing, amount or price of any purchase of the notes, nor does it guarantee that the Company will purchase more notes. Noteholders and potential investors should therefore exercise caution when dealing in any notes.**

By order of the Board  
**Guangzhou R&F Properties Co., Ltd.**  
**Lee Michael**  
*Company Secretary*

Hong Kong, 24 September 2021

*As at the date of this announcement, the executive directors of the Company are Dr. Li Sze Lim, Mr. Zhang Li, Mr. Zhang Hui and Mr. Xiang Lijun; the non-executive directors are Ms. Zhang Lin and Ms. Li Helen; and the independent nonexecutive directors are Mr. Zheng Ercheng, Mr. Ng Yau Wah, Daniel and Mr. Wong Chun Bong.*

*\* For identification purposes only*