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*No PRIIPs KID – No PRIIPs key information document (KID) has been prepared as not available to retail in the European Economic Area or in the United Kingdom.*

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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)**

**OVERSEAS REGULATORY ANNOUNCEMENT**

Reference is made to the announcement of the Company dated 15 December 2021 and 29 December 2021 (the “**Announcements**”) in relation to the Tender Offer and the Consent Solicitation. Unless otherwise defined, capitalized terms used herein have the same meanings as those defined in the Announcements.

This overseas regulatory announcement is issued pursuant to Rule 13.10B of the Listing Rules on the Stock Exchange.

Please refer to the attached announcement (the “**Document**”) in relation to the amount of Existing Notes tendered and voted as of the expiration date and the reschedule of the settlement date, which was published on the website of SGX-ST.

The posting of the Document on the website of the Stock Exchange is only for the purpose of facilitating equal dissemination of information to investors in Hong Kong and compliance with Rule 13.10B of the Listing Rules, and not for any other purposes.

The Document does not constitute a prospectus, notice, circular, brochure or advertisement offering to sell any securities to the public in any jurisdiction, nor is it an invitation to the public to make offers to subscribe for or purchase any securities, nor is it calculated to invite offers by the public to subscribe for or purchase any securities.

The Document must not be regarded as an inducement to subscribe for or purchase any securities of the Company, and no such inducement is intended. No investment decision should be based on the information contained in the Document.

By order of the Board  
**Guangzhou R&F Properties Co., Ltd.**  
**Li Sze Lim**  
*Chairman*

Hong Kong, 5 January 2022

*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 non-executive directors are Mr. Zheng Ercheng, Mr. Ng Yau Wah, Daniel and Mr. Wong Chun Bong.*

*\* for identification purpose only*

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**ANNOUNCEMENT  
TENDER OFFER AND CONSENT SOLICITATION**

**by**

**EASY TACTIC LIMITED  
怡略有限公司**

**(THE “COMPANY”)**

**FOR US\$265,000,000 5.75% SENIOR NOTES DUE 2022 ISSUED ON 13 JANUARY 2017  
AND US\$460,000,000 5.75% SENIOR NOTES DUE 2022 ISSUED ON 20 JANUARY 2017,  
CONSOLIDATED AND FORMING A SINGLE SERIES THEREWITH  
(ISIN: XS1545743442; COMMON CODE: 154574344)**

**(TOGETHER, THE “NOTES”)**

Reference is made to the announcement of the Company dated 15 December 2021 and 29 December 2021 (the “**Announcements**”) in relation to the Tender Offer and Consent Solicitation. Capitalized terms used in this announcement shall have the same meanings ascribed to them in the Announcements.

### **AMOUNT OF NOTES TENDERED AND VOTED**

The Tender Offer and the Consent Solicitation expired at 4 p.m. (London time) on 4 January 2022 (the “Tender and Voting Deadline”). The Company announces that, as of the Tender and Voting Deadline:

- (i) US\$519,756,000 in aggregate principal amount of the Notes, representing approximately 71.69% of the total aggregate principal amount of the outstanding Notes, had been validly tendered by Eligible Holders pursuant to the Option A Offer;
- (ii) US\$175,410,000 in aggregate principal amount of the Notes, representing approximately 24.19% of the total aggregate principal amount of the outstanding Notes, had been validly tendered by Eligible Holders pursuant to the Option B Offer; and
- (iii) No Option C Instruction was received from Eligible Holders to vote in favour of the Extraordinary Resolution in the Consent Solicitation.

As disclosed in the Tender Offer and Consent Solicitation Memorandum, Notes validly tendered by Eligible Holders pursuant to the Option A Offer or the Option B Offer will be deemed to vote in favour of the Extraordinary Resolution regardless of whether or not such Notes are ultimately accepted for purchase by the Company.

As of the date of this announcement, due to the continued volatility in the property sector in China, proceeds from certain asset sales contemplated by the Group may fail to materialize by the Settlement Date. Therefore, the Company expects that the actual amount of earmarked funds available to facilitate the settlement of the Tender Offer and Consent Solicitation may be materially less than the previous expectation of approximately US\$300 million. Despite the delays in the progress of certain anticipated asset sales, the Group is continuing to take active measures to shore up its liquidity position up to the Settlement Date.

### **NEW SETTLEMENT DATE**

Subject to terms and conditions of the Tender Offer and the Consent Solicitation, the Company hereby announces that the Settlement Date has been rescheduled and is expected to be on or around 12 January 2022.

### **OTHER INFORMATION**

This announcement should be read together with the Tender Offer and Consent Solicitation Memorandum. Noteholders should refer to the Tender Offer and Consent Solicitation Memorandum for more detailed information about the Tender Offer and Consent Solicitation. The Tender Offer and Consent Solicitation Memorandum also contains certain risk factors for Noteholders’ consideration, including but not limited to the fact that Company may, at its sole discretion, extend, re-open, amend, waive any condition of or terminate the Tender Offer, the Consent Solicitation or both at any time, until it has decided to accept valid tenders of Notes pursuant to the Tender Offer.

This announcement, and all documents related to the Tender Offer and Consent Solicitation, can be found on the Tender Offer and Consent Website: <https://bonds.morrowsodali.com/GuangzhouRF>.

Questions may be directed to the Dealer Manager at J.P. Morgan Securities plc, Liability Management Desk (+852 2800 7632 / +852 2800 0875 or [Liability\\_Management\\_HK@jpmorgan.com](mailto:Liability_Management_HK@jpmorgan.com)), or the Information, Tender and Tabulation Agent at the following addresses: in London - 103 Wigmore Street, W1U 1QS, London, United Kingdom; in Hong Kong - The Hive, 33-35 Hillier Street, Sheung Wan, Hong Kong) and telephones or by email to +44 20 4513 6933; + 852 2319 4130 or [GuangzhouRF@investor.morrowsodali.com](mailto:GuangzhouRF@investor.morrowsodali.com).

5 January 2022