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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 announcements of the Company dated 17 June 2022, 30 June 2022, 11 July 2022, 14 July 2022 and 11 January 2023 (the “Announcements”) in relation to the senior notes due 2025 (ISIN: XS2495355674) (the “2025 Notes”), the senior notes due 2027 (ISIN: XS2495358009) (the “2027 Notes”) and the senior notes due 2028 (ISIN: XS2495359403) (the “2028 Notes”) issued by Easy Tactic Limited, an indirect wholly-owned subsidiary of the Company. 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 payment of payment-in-kind interest of the 2025 Notes, the 2027 Notes and the 2028 Notes, which was published on the website of SGXST.

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.

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

Hong Kong, 12 January 2023

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*

ANNOUNCEMENT
PAYMENT OF INTEREST
By
EASY TACTIC LIMITED
怡略有限公司
(THE "ISSUER")

RELATING TO THE FOLLOWING NOTES

Description of Debt Securities	ISIN
6.5% SENIOR NOTES DUE 2025 (the "2025 Notes")	XS2495355674
6.5% SENIOR NOTES DUE 2027 (the "2027 Notes")	XS2495358009
6.5% SENIOR NOTES DUE 2028 (the "2028 Notes")	XS2495359403

Reference is made to the announcement (the "Announcement") of the Issuer dated 11 January 2023 in relation to the payment of PIK Interest on the 2025 Notes, the 2027 Notes and the 2028 Notes. Terms used herein shall have the same meanings in the Announcement unless otherwise defined.

The Issuer wishes to clarify that the Issuer has elected to pay all interest payable on the Interest Payment Date in respect of the 2025 Notes, the 2027 Notes and the 2028 Notes as PIK Interest. The payment of the PIK Interest increases (i) the outstanding principal amount of the 2025 Notes as at the Interest Payment Date from US\$1,292,392,467 to US\$1,340,857,185; (ii) the outstanding principal amount of the 2027 Notes as at the Interest Payment Date from US\$2,203,665,299 to US\$2,286,302,748; and (iii) the outstanding principal amount of the 2028 Notes as at the Interest Payment Date from US\$1,605,828,646 to US\$1,666,047,220.

Date: 12 January 2023