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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 and 14 July 2022 (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 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, 11 January 2024

As at the date of this announcement, the executive directors of the Company are Dr. Li Sze Lim, 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% Cash / 7.5% PIK SENIOR NOTES DUE 2025 (the “2025 Notes”) | XS2495355674 |
| 6.5% Cash / 7.5% PIK SENIOR NOTES DUE 2027 (the “2027 Notes”) | XS2495358009 |
| 6.5% Cash / 7.5% PIK SENIOR NOTES DUE 2028 (the “2028 Notes”) | XS2495359403 |

The Issuer wishes to announce that pursuant to the respective amended and restated trust deed dated 12 July 2022 in respect of the 2025 Notes, the 2027 Notes and the 2028 Notes, as at the interest payment date of 11 January 2024 (the “**Interest Payment Date**”):

- (a) the total amount of cash interest payable and payment-in-kind interest (“**PIK Interest**”) payable as at the Interest Payment Date in relation to the 2025 Notes are US\$45,212,028 and US\$52,167,725 respectively;
- (b) the total amount of cash interest payable and PIK Interest payable as at the Interest Payment Date in relation to the 2027 Notes are US\$77,091,271 and US\$88,951,466 respectively; and
- (c) the total amount of cash interest payable and PIK Interest payable as at the Interest Payment Date in relation to the 2028 Notes are US\$56,177,030 and US\$64,819,650 respectively.

The Issuer wishes to inform 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\$1,391,139,329 to US\$1,443,307,054;
- (ii) the outstanding principal amount of the 2027 Notes as at the Interest Payment Date from US\$2,372,039,101 to US\$2,460,990,567; and
- (iii) the outstanding principal amount of the 2028 Notes as at the Interest Payment Date from US\$1,728,523,991 to US\$1,793,343,641.

Date: 11 January 2024