

Monthly Return of Equity Issuer on Movements in Securities

For the month ended
(dd/mm/yyyy) :

30/11/2017

To : Hong Kong Exchanges and Clearing Limited

Name of Issuer

Guangzhou R&F Properties Co., Ltd.

Date Submitted

1 December 2017

I. Movements in Authorised Share Capital

1. Ordinary Shares

| | | | |
|------------------------------------------------------------------|---------------------------|--------------------------------------------|----------------------------------------------------------|
| (1) Stock code : <u>02777</u> Description : <u>H Shares</u> | | | |
| | No. of ordinary shares | Par value (<i>State currency</i>) | Authorised share capital (<i>State currency</i>) |
| Balance at close of preceding month | <u>1,015,258,400</u> | <u>RMB0.25</u> | <u>RMB253,814,600</u> |
| Increase/(decrease) | <u>Nil</u> | | |
| Balance at close of the month | <u>1,015,258,400</u> | | <u>RMB253,814,600</u> |
| (2) Stock code : <u>N/A</u> Description : <u>Domestic Shares</u> | | | |
| | No. of ordinary shares | Par value (<i>State currency</i>) | Authorised share capital (<i>State currency</i>) |
| Balance at close of preceding month | <u>2,207,108,944</u> | <u>RMB0.25</u> | <u>RMB551,777,236</u> |
| Increase/(decrease) | <u>Nil</u> | | |
| Balance at close of the month | <u>2,207,108,944</u> | | <u>RMB551,777,236</u> |

2. Preference Shares

| | | | |
|-------------------------------------------------|--------------------------------|--------------------------------------------|----------------------------------------------------------|
| Stock code : <u> N/A </u> Description : _____ | | | |
| | No. of preference shares | Par value (<i>State currency</i>) | Authorised share capital (<i>State currency</i>) |
| Balance at close of preceding month _____ | _____ | _____ | _____ |
| Increase/(decrease) _____ | _____ | _____ | _____ |
| Balance at close of the month _____ | _____ | _____ | _____ |

3. Other Classes of Shares

| | | | |
|-------------------------------------------------|--------------------------------------|--------------------------------------------|----------------------------------------------------------|
| Stock code : <u> N/A </u> Description : _____ | | | |
| | No. of other classes of shares | Par value (<i>State currency</i>) | Authorised share capital (<i>State currency</i>) |
| Balance at close of preceding month _____ | N/A | _____ | _____ |
| Increase/(decrease) _____ | - | _____ | _____ |
| Balance at close of the month _____ | N/A | _____ | _____ |

Total authorised share capital at the end of the month (*State
currency*) :

RMB805,591,836

II. Movements in Issued Share Capital

| | No. of ordinary shares | | No of preference shares | No. of other classes of shares |
|---------------------------------------|------------------------|----------------------|-------------------------|--------------------------------|
| | (1) | (2) | | |
| Balance at close of preceding month | <u>1,015,258,400</u> | <u>2,207,108,944</u> | _____ | _____ |
| Increase/ (decrease) during the month | <u>Nil</u> | <u>Nil</u> | _____ | _____ |
| Balance at close of the month | <u>1,015,258,400</u> | <u>2,207,108,944</u> | _____ | _____ |

III. Details of Movements in Issued Share Capital

Share Options (under Share Option Schemes of the Issuer)

| Particulars of share option scheme including EGM approval date (dd/mm/yyyy) and class of shares issuable | Movement during the month | | | | No. of new shares of issuer issued during the month pursuant thereto | No. of new shares of issuer which may be issued pursuant thereto as at close of the month |
|----------------------------------------------------------------------------------------------------------|---------------------------|-----------|----------------------------|--------|----------------------------------------------------------------------|-------------------------------------------------------------------------------------------|
| | Granted | Exercised | Cancelled | Lapsed | | |
| 1. <u>N/A</u> _____ _____ _____ <u>(/ /)</u> _____ shares (Note 1) | _____ | _____ | _____ | _____ | _____ | _____ |
| 2. <u>N/A</u> _____ _____ _____ <u>(/ /)</u> _____ shares (Note 1) | _____ | _____ | _____ | _____ | _____ | _____ |
| 3. <u>N/A</u> _____ _____ _____ <u>(/ /)</u> _____ shares (Note 1) | _____ | _____ | _____ | _____ | _____ | _____ |
| | | | Total A. (Ordinary shares) | | <u>N/A</u> | |
| | | | (Preference shares) | | <u>N/A</u> | |
| | | | (Other class) | | <u>N/A</u> | |
| Total funds raised during the month from exercise of options (State currency) | _____ | | | | | |

Warrants to Issue Shares of the Issuer which are to be Listed

| Description of warrants (Date of expiry - dd/mm/yyyy) | Currency of nominal value | Nominal value at close of preceding month | Exercised during the month | Nominal value at close of the month | No. of new shares of issuer issued during the month pursuant thereto | No. of new shares of issuer which may be issued pursuant thereto as at close of the month |
|--------------------------------------------------------------------------------------------------|---------------------------------|----------------------------------------------------|----------------------------------|-------------------------------------------|-------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------|
| 1. N/A | | | | | | |
| (/ /) | | | | | | |
| Stock code (if listed) _____ | | | | | | |
| Class of shares issuable (Note 1) _____ | | | | | | |
| Subscription price _____ | | | | | | |
| EGM approval date (if applicable) (dd/mm/yyyy) _____ | (/ /) | | | | | |
| 2. N/A | | | | | | |
| (/ /) | | | | | | |
| Stock code (if listed) _____ | | | | | | |
| Class of shares issuable (Note 1) _____ | | | | | | |
| Subscription price _____ | | | | | | |
| EGM approval date (if applicable) (dd/mm/yyyy) _____ | (/ /) | | | | | |
| 3. N/A | | | | | | |
| (/ /) | | | | | | |
| Stock code (if listed) _____ | | | | | | |
| Class of shares issuable (Note 1) _____ | | | | | | |
| Subscription price _____ | | | | | | |
| EGM approval date (if applicable) (dd/mm/yyyy) _____ | (/ /) | | | | | |
| 4. N/A | | | | | | |
| (/ /) | | | | | | |
| Stock code (if listed) _____ | | | | | | |
| Class of shares issuable (Note 1) _____ | | | | | | |
| Subscription price _____ | | | | | | |
| EGM approval date (if applicable) (dd/mm/yyyy) _____ | (/ /) | | | | | |
| Total B. (Ordinary shares) _____ N/A (Preference shares) _____ N/A (Other class) _____ N/A | | | | | | |

Any other Agreements or Arrangements to Issue Shares of the Issuer which are to be Listed, including Options (other than under Share Option Schemes)

| Full particulars including EGM approval date (dd/mm/yyyy), if applicable, and class of shares issuable: | No. of new shares of issuer issued during the month pursuant thereto | No. of new shares of issuer which may be issued pursuant thereto as at close of the month |
|---------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------|-------------------------------------------------------------------------------------------|
| 1. N/A (/ /) shares (Note 1) | | |
| 2. N/A (/ /) shares (Note 1) | | |
| 3. N/A (/ /) shares (Note 1) | | |
| Total D. (Ordinary shares) | N/A | |
| (Preference shares) | N/A | |
| (Other class) | N/A | |

Other Movements in Issued Share Capital

| Type of Issue | | | | No. of new shares of issuer issued during the month pursuant thereto | No. of new shares of issuer which may be issued pursuant thereto as at close of the month |
|-----------------|------------|----------------------|------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------|-------------------------------------------------------------------------------------------|
| 1. Rights issue | At price : | State currency _____ | Class of shares _____ issuable (<i>Note 1</i>) Issue and allotment date : (dd/mm/yyyy) (/ /) EGM approval date: (/ /) (dd/mm/yyyy) | N/A | _____ |
| 2. Open offer | At price : | State currency _____ | Class of shares _____ issuable (<i>Note 1</i>) Issue and allotment date : (dd/mm/yyyy) (/ /) EGM approval date: (/ /) (dd/mm/yyyy) | N/A | _____ |
| 3. Placing | At price : | State currency _____ | Class of shares _____ issuable (<i>Note 1</i>) Issue and allotment date : (dd/mm/yyyy) (/ /) EGM approval date: (/ /) (dd/mm/yyyy) | N/A | _____ |
| 4. Bonus issue | | | Class of shares _____ issuable (<i>Note 1</i>) Issue and allotment date : (dd/mm/yyyy) (/ /) EGM approval date: (/ /) (dd/mm/yyyy) | N/A | _____ |

| Type of Issue | | | | No. of new shares of issuer issued during the month pursuant thereto | No. of new shares of issuer which may be issued pursuant thereto as at close of the month |
|---------------|----------------------|---------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------|-------------------------------------------------------------------------------------------|
| 5. | Scrip dividend | At price : State currency _____ | Class of shares _____ issuable (<i>Note 1</i>) Issue and allotment date : (dd/mm/yyyy) (/ /) EGM approval date: (/ /) (dd/mm/yyyy) | N/A | _____ |
| 6. | Repurchase of shares | | Class of shares _____ repurchased (<i>Note 1</i>) Cancellation date : (/ /) (dd/mm/yyyy) EGM approval date: (/ /) (dd/mm/yyyy) | N/A | _____ |
| 7. | Redemption of shares | | Class of shares _____ redeemed (<i>Note 1</i>) Redemption date : (/ /) (dd/mm/yyyy) EGM approval date: (/ /) (dd/mm/yyyy) | N/A | _____ |
| 8. | Consideration issue | At price : State currency _____ | Class of shares _____ issuable (<i>Note 1</i>) Issue and allotment date : (dd/mm/yyyy) (/ /) EGM approval date: (/ /) (dd/mm/yyyy) | N/A | _____ |

| Type of Issue | | No. of new shares of issuer issued during the month pursuant thereto | No. of new shares of issuer which may be issued pursuant thereto as at close of the month |
|------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------|-------------------------------------------------------------------------------------------|
| 9. Capital reorganisation | Class of shares _____ issuable (<i>Note 1</i>) Issue and allotment date : (dd/mm/yyyy) (/ /) EGM approval date: (/ /) (dd/mm/yyyy) | N/A | _____ |
| 10. Other (Please specify) At price : State currency _____ | Class of shares _____ issuable (<i>Note 1</i>) Issue and allotment date : (dd/mm/yyyy) (/ /) EGM approval date: (/ /) (dd/mm/yyyy) | N/A | _____ |
| | | Total E. (Ordinary shares) | N/A |
| | | (Preference shares) | N/A |
| | | (Other class) | N/A |

| | | |
|-------------------------------------------------------------------------------------------------------------------------|-----|-----|
| Total increase / (decrease) in ordinary shares during the month (i.e. Total of A to E): | (1) | Nil |
| | (2) | Nil |
| Total increase / (decrease) in preference shares during the month (i.e. Total of A to E): | | N/A |
| Total increase / (decrease) in other classes of shares during the month (i.e. Total of A to E): | | N/A |
| <i>(These figures should be the same as the relevant figures under II above ("Movements in Issued Share Capital").)</i> | | |

