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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)**

**POSITIVE PROFIT ALERT**

This announcement is made by Guangzhou R&F Properties Co., Ltd. (the “**Company**”, together with its subsidiaries, the “**Group**”) pursuant to Rule 13.09 of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited and Inside Information Provisions under Part XIVA of the Securities and Futures Ordinance (Cap. 571 of the Laws of Hong Kong).

The board of directors of the Company (the “**Board**”) wishes to inform the shareholders of the Company and potential investors that, based on the preliminary review of the unaudited management accounts of the Group for the year ended 31 December 2017 and the information currently available to the Board, the Group is expected to record a significant increase in the consolidated profit for the year ended 31 December 2017 of over 190% as compared with the year ended 31 December 2016. The expected increase in the consolidated profit for the year is mainly attributable to a non-recurring gain on bargain purchase for the acquisition of the hotel assets as more particularly disclosed in the announcements of the Company dated 19 July 2017, 26 September 2017, 3 October 2017, 31 October 2017, 23 November 2017, 30 November 2017 and 31 January 2018.

As the Company is still in the process of preparing and finalizing its audited consolidated accounts for the year ended 31 December 2017, the information contained in this announcement is only based on the information currently available to the Board and the preliminary assessment by the Company’s management according to the unaudited management accounts of the Group, which has not been reviewed or audited by the Company’s auditor and may subject to finalization and necessary adjustments. Shareholders of the Company and potential investors should read the Group’s results announcement for the year ended 31 December 2017 carefully, which is expected to be published before the end of March 2018.

**Shareholders of the Company and potential investors should exercise caution when dealing in the securities of the Company.**

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

Hong Kong, 8 February 2018

*As at the date of this announcement, the executive directors of the Company are Mr. Li Sze Lim, Mr. Zhang Li, Mr. Zhou Yaonan and Mr. Lu Jing; 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 purposes only*