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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)

SUPPLEMENTAL ANNOUNCEMENT TO DISCLOSEABLE TRANSACTION

Reference is made to the announcement of Guangzhou R&F Properties Co., Ltd. (the “**Company**”) dated 5 October 2022 (the “**Announcement**”) in relation to, among others, the disposal of the Target Company to the Second Buyer and the grant of the Put Option and the Call Option. Unless otherwise defined herein, terms used in this announcement shall have the same meanings as defined in the Announcement.

The Board wishes to provide additional information in relation to the Option Consideration. As stated in the Announcement, the Option Consideration is the sum of £108,163,798.52 (equivalent to approximately HK\$969,688,454) plus (i) an amount representing a guaranteed return to the Second Buyer, and (ii) the costs, expenses and liabilities in respect of the Target Group and those arising from the Second Disposal to be borne by the Seller. Assuming that the Put Option is exercised at the end of the option period of 12 months, the maximum amount of the Option Consideration will be approximately £140,600,000 (equivalent to approximately HK\$1,260,479,000). The Company will comply with the applicable requirements under the Listing Rules upon the exercise of the Put Option as and when necessary.

For the purpose of this announcement and for illustration purpose only, conversion of £ to HK\$ is based on the exchange rate of £ to HK\$8.965. No representation is made that any amounts in £ have been or could be converted at the above rate or any other rates.

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

Hong Kong, 27 October 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*