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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 company incorporated in the People's Republic of China with limited liability)

(Stock Code: 2777)

ANNOUNCEMENT
BOOK-BUILDING RESULTS OF NON-PUBLIC ISSUANCE OF
DOMESTIC CORPORATE BONDS OF
GUANGZHOU R&F PROPERTIES CO., LTD.

Reference is made to the announcement of the Company dated 11 March 2016 (the “**Announcement**”) in relation to the proposed non-public issuance of domestic corporate bonds by Guangzhou R&F Properties Co., Ltd. (the “**Issuer**”) with an aggregate amount of no more than RMB30 billion. The Issuer will conduct non-public issuance of corporate bonds with an aggregate amount of no more than RMB15 billion to qualified investors through Shanghai Stock Exchange (the “**Corporate Bonds I**”) and Shenzhen Stock Exchange (the “**Corporate Bonds II**”), respectively. Unless the context otherwise requires, capitalised terms in this announcement shall have the same meanings as those defined in the Announcement.

After book-building, the Issuer and the main underwriter has determined that the issue size for the second tranche for the Corporate Bonds I shall be RMB10.4 billion. The coupon rate has been set at 5.15% with a term of 4 years, with options for the Issuer to adjust its coupon rate and for investors to resell at the end of the second year.

By order of the Board
Guangzhou R&F Properties Co., Ltd.
Michael Lee
Joint Company Secretary

Hong Kong, 27 May 2016

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. Lai Ming, Joseph, Mr. Zheng Ercheng and Mr. Ng Yau Wah, Daniel.

* *For identification purpose only*