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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

This overseas regulatory announcement is issued pursuant to Rule 13.10B of the Rules Governing the Listing of Securities (the “**Listing Rules**”) on The Stock Exchange of Hong Kong Limited (the “**Stock Exchange**”).

Please refer to the attached announcement (the “**Announcement**”) issued by Trillion Chance Limited (兆運有限公司) on 9 December 2016 on the website of Singapore Exchange Securities Trading Limited.

The posting of the Announcement 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.

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

Hong Kong, 9 December 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*

This announcement does not constitute an offer to sell or the solicitation of an offer to buy any securities in the United States or any other jurisdiction in which such offer, solicitation or sale would be unlawful prior to registration or qualification under the securities laws of any such jurisdiction. No securities may be offered or sold in the United States absent registration or an applicable exemption from registration requirements. Any public offering of securities to be made in the United States will be made by means of a prospectus. Such prospectus will contain detailed information about the company making the offer and its management and financial statements. The Company does not intend to make any public offering of securities in the United States.

Trillion Chance Limited

兆運有限公司

(incorporated with limited liability in the British Virgin Islands)

Redemption of 8.50% Senior Notes Due 2019 Issued by Trillion Chance Limited 兆運有限公司 (ISIN:XS1009853141)

Pursuant to the terms of the trust deed dated as of January 10, 2014 (as amended or supplemented from time to time), among Trillion Chance Limited (“**Trillion Chance**”), the Company, R&F HK, the entities set forth in Schedule I thereto as Subsidiary Guarantors and Citicorp International Limited, as trustee (the “**Trustee**”), entered into in connection with the issuance of Trillion Chance’s 8.50% Senior Notes due 2019 (the “**Notes**”), Trillion Chance announces today that it has informed the Trustee and holders of the Notes that all outstanding Notes will be redeemed in full on January 10, 2017 (the “**Redemption Date**”) at a redemption price equal to 104.25% of the principal amount of the Notes, plus accrued and unpaid interest, if any, to (but not including) the Redemption Date (the “**Redemption Price**”).

As of the date of this announcement, the outstanding principal amount of the Notes is US\$1,000,000,000. Trillion Chance will satisfy the payment of the outstanding principal amount of the Notes using the net proceeds from internal funds.

Upon redemption of the outstanding Notes on the Redemption Date, all the redeemed Notes will be cancelled.

December 9, 2016