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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 six months ended 30 June 2018 and the information currently available to the Board, the Group is expected to record a substantial increase in the consolidated profit for the six months ended 30 June 2018 of over 55% as compared with the previous period. The expected increase in the consolidated profit for the period is mainly attributable to the increase in the recognized revenue from sale of properties of the Group during the relevant period and the gross margin of such properties.

As the Company is still in the process of preparing and finalizing its unaudited consolidated accounts for the six months ended 30 June 2018, 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 nor reviewed by the audit committee of the Company and may subject to finalization and necessary adjustments. Shareholders of the Company and potential investors should read the Group’s results announcement for the six months ended 30 June 2018 carefully, which is expected to be published before the end of August 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, 9 August 2018

As at the date of this announcement, the executive directors of the Company are Dr. 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*