

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, management, as well as financial statements. The Company does not intend to make any public offering of securities in the United States.

The Offer is not being made, and will not be made, directly or indirectly in or into, or by use of the mail of, or by any means or instrumentality of interstate or foreign commerce of or of any facilities of a national securities exchange of, the United States. This includes, but is not limited to, facsimile transmission, electronic mail, telex, telephone and the internet. The Notes may not be tendered in the Offer by any such use, means, instrumentality or facility from or within the United States or by persons located or resident in the United States as defined in Regulation S of the U.S. Securities Act of 1933, as amended (the “Securities Act”) or to U.S. persons as defined in Regulation S of the Securities Act.

This announcement is not a prospectus for the purposes of the European Union’s Regulation (EU) 2017/1129 or Regulation (EU) 2017/1129 as it forms part of domestic law by virtue of the European Union (Withdrawal) Act 2018.

No PRIIPs KID – No PRIIPs key information document (KID) has been prepared as not available to retail in the European Economic Area or in the United Kingdom.

The communication of this announcement and any other document or materials relating to the Offer is not being made, and such documents and/or materials have not been approved, by an authorised person for the purposes of section 21 of the United Kingdom’s Financial Services and Markets Act 2000, as amended. Accordingly, such documents and/or materials are not being distributed to, and must not be passed on to, the general public in the United Kingdom.

The communication of such documents and/or materials as a financial promotion is only being made to (1) those persons who are existing members or creditors of the Company or other persons within Article 43 of the Financial Services and Markets Act 2000 (Financial Promotion) Order 2005, and (2) any other persons to whom these documents and/or materials may lawfully be communicated (such persons together being “Relevant Persons”). In the United Kingdom, the Notes offered hereby are only available to, and any investment or investment activity to which this announcement relates will be engaged in only with, Relevant Persons. Any person in the United Kingdom that is not a Relevant Person should not act or rely on this announcement or any of its contents.

ANNOUNCEMENT OF THE MAXIMUM ACCEPTANCE AMOUNT FOR THE TENDER OFFER

EASY TACTIC LIMITED 怡略有限公司
(THE “COMPANY”)

FOR US\$ 800,000,000 7.00% SENIOR NOTES DUE 2021
(ISIN: XS 1811023065; COMMON CODE: 181102306)

(THE “NOTES”)

Reference is made to the announcement of the Company dated 25 January 2021 (the “**Announcement**”). Unless otherwise defined, capitalized terms in this announcement will have the same meaning as those defined in the Announcement.

MAXIMUM ACCEPTANCE AMOUNT

The Company has determined that the Maximum Acceptance Amount for the Tender Offer shall be US\$450,000,000.

The Company may increase or decrease the Maximum Acceptance Amount at its sole discretion and will promptly announce such changes and extend the Offer (if necessary) as described in the Tender Offer Memorandum. If the Company decides to accept for purchase valid tenders of the Existing Notes in the Tender Offer and the aggregate principal amount of the Existing Notes validly tendered is greater than the Maximum Acceptance Amount, the Company will accept tenders of Existing Notes for purchase subject to scaling on a pro rata basis. The Offer is made on the terms and subject to the conditions set out in the Tender Offer Memorandum.

OTHER INFORMATION

For a detailed statement of the terms and conditions of the Offers, Eligible Holders should refer to the Tender Offer Memorandum which will be available on the Offers' Website.

Morrow Sodali may be contacted in London at +44 208 089 3287 and in Hong Kong at +852 2319 4130 or via email at GuangzhouRF@investor.morrowsodali.com.

The Tender Offer Memorandum will be distributed in electronic format to holders of the Securities via the Offers' Website: <https://bonds.morrowsodali.com/GuangzhouRF/>. Any requests for additional copies of the Tender Offer Memorandum or instruction enquiries may be directed to the Information and Tender Agent at the above contact points.

GENERAL

The Offers are not being made within, and the Tender Offer Memorandum is not for distribution in, the United States or to, or for the account or benefit of, any U.S. person (as defined under Regulation S). The Tender Offer Memorandum is not an offer of securities for sale in the United States or to, or for the account or benefit of, any U.S. person (as defined under Regulation S) or any other jurisdiction where it is unlawful to offer such securities and any guarantees with respect thereto, for sale.

The Tender Offer Memorandum and this announcement do not constitute, and may not be used in connection with, an offer, a solicitation of an offer, an offer to sell or a solicitation of an offer to sell, securities in the United States or any jurisdiction in which such an offer or solicitation is not authorized or in which the person making such an offer or solicitation is not qualified to do so or to any person to whom it is unlawful to make an offer or a solicitation. The Company will not accept any responsibility for any violation by any person of the restrictions applicable in any jurisdiction.

No securities of the Company or any of its subsidiaries are being, or will be, registered under the U.S. Securities Act or the securities laws of any state of the United States, and no such securities may be offered or sold in the United States except pursuant to an exemption from, or in a transaction not subject to, the registration requirements of the U.S. Securities Act and any applicable state or local securities laws. No public offering of securities is being or will be made in the United States or any other jurisdiction. Nothing in this communication shall constitute an offer to sell or the solicitation of an offer to buy securities in any jurisdiction in which such offer or sale would be unlawful.

The distribution of this announcement and the Tender Offer Memorandum in certain jurisdictions may be restricted by law. Persons into whose possession this announcement and/or the Tender Offer Memorandum comes are required to inform themselves about, and to observe, any such restrictions. Forward-looking statements in this announcement and/or the Tender Offer Memorandum, including, among others, those statements relating to the Offers are based on current expectations. These statements are not guarantees of future events or results. Future events and results involve risks, uncertainties and assumptions and are difficult to predict with any precision. Actual events and results could vary materially from the description contained herein due to many factors including changes in

the market and price for the Securities, changes in the business and financial condition of the Company and its subsidiaries, changes in the property industry and changes in the capital markets in general.

Shareholders, holders of the Securities and potential investors in any securities of the Company should note that completion of the Offers is subject to the terms and as set forth in the Tender Offer Memorandum and summarized in this announcement. No assurance can be given that any of the Offers will be completed and the Company reserves the right, at its sole and absolute discretion, to extend, withdraw or terminate the Offers, and amend, modify or waive any of the terms and conditions of the Offers.

As the Offers may or may not proceed, shareholders, holders of the Securities and potential investors in any securities of the Company should exercise caution when dealing in the securities of the Company.

IMPORTANT NOTICE – THE OFFERS ARE AVAILABLE ONLY TO INVESTORS WHO ARE NOT U.S. PERSONS (WITHIN THE MEANING OF REGULATION S) AND ARE OUTSIDE THE UNITED STATES; U.S. PERSONS (AS DEFINED IN REGULATION S), PERSONS ACTING FOR THE ACCOUNT OR BENEFIT OF U.S. PERSONS AND PERSONS LOCATED IN THE UNITED STATES ARE NOT PERMITTED TO TENDER THE SECURITIES IN THE OFFERS.