

FOR DISTRIBUTION ONLY OUTSIDE THE UNITED STATES TO PERSONS OTHER THAN "U.S. PERSONS" (AS DEFINED IN REGULATION S OF THE UNITED STATES SECURITIES ACT OF 1933, AS AMENDED). NOT FOR RELEASE, PUBLICATION OR DISTRIBUTION IN OR INTO, OR TO ANY PERSON LOCATED OR RESIDENT IN, ANY OTHER JURISDICTION WHERE IT IS UNLAWFUL TO RELEASE, PUBLISH OR DISTRIBUTE THIS DOCUMENT.

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 Issuer does not intend to make any public offering of securities in the United States.

This announcement is not a prospectus for the purposes of the Regulation (EU) 2017/1129, including as the same forms part of the domestic law in the United Kingdom.

*The communication of this announcement and any other documents or materials relating to this announcement are 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 (i) outside of the United Kingdom and (ii) within the United Kingdom to (1) those persons falling within the definition of investment professionals (as defined in Article 19(5) of the Financial Services and Markets Act 2000 (Financial Promotion) Order 2005, as amended (the "Financial Promotion Order")), or within Article 43(2) of the Financial Promotion Order, and (2) any other persons to whom these documents and/or materials may lawfully be communicated (such persons together being "**Relevant Persons**"). This announcement is only available to Relevant Persons and the transactions contemplated herein will be available only to, or engaged in only with Relevant Persons, and must not be relied or acted upon by persons other than Relevant Persons.*

ANNOUNCEMENT

by

EASY TACTIC LIMITED

怡略有限公司

RELATING TO THE FOLLOWING NOTES

Notes (each, a "Series of Notes" or "Series")	ISIN	Maturity Date
6.5% Cash / 7.5% PIK Senior Notes due 2025	XS2495355674	11 July 2025
6.5% Cash / 7.5% PIK Senior Notes due 2027	XS2495358009	11 July 2027
6.5% Cash / 7.5% PIK Senior Notes due 2028	XS2495359403	11 July 2028

Reference is made to the announcement of Guangzhou R&F Properties Co., Ltd. (the "**Company**") dated 6 February 2024 on the website of SEHK and the announcement of the Issuer dated 28

February 2024, 14 March 2024 and 5 April 2024 on the website of SGX-ST in respect of the Exchange Offers (collectively, the “**Announcements**”). Unless otherwise defined, capitalized terms used in this announcement have the same meanings defined in the Announcement.

The Company has been provided by the Purchaser with additional information regarding the allocation results of Tranche C Perpetual Bonds, as attached in the Appendix to this announcement.

Noteholders are cautioned that (i) the Exchange Offers are being conducted by the Purchaser, which is an independent third party; (ii) none of the Issuer, R&F (HK), the Company and their respective directors, officers, employees, agents, representatives or affiliates is a party to or involved in the Exchange Offers; (iii) none of the Issuer, R&F (HK), the Company and their respective directors, officers, employees, agents, representatives or affiliates has verified the Exchange Offer Memorandum, the Appendix or the information contained therein or makes any recommendation or statement as to whether or how Noteholders should participate in the Exchange Offers. Accordingly, no representation, warranty or undertaking, express or implied, is made and no responsibility or liability is accepted by the Issuer, R&F (HK), the Company or any of their respective directors, officers, employees, agents, representatives or affiliates as to the accuracy or completeness of the information contained in the Exchange Offer Memorandum or the Appendix. The Issuer, R&F (HK), the Company and their respective directors, officers, employees, agents, representatives or affiliates expressly disclaim any responsibility or liability arising from or related to the Exchange Offers. Any decision to exchange the Notes for the securities of the Purchaser should be made solely on the basis of the information contained in the documents prepared by the Purchaser for the Exchange Offers.

For details of the Exchange Offers, Noteholders may access relevant documents prepared by the Purchaser with respect to the Exchange Offers at the following website: <https://projects.morrowsodali.com/optimus>. Noteholders should exercise caution and read through those documents with respect to the Exchange Offers before making a decision whether to participate in the Exchange Offers.

9 April 2024

Appendix

Summary of Tranche C Allocation Results

London One Limited

(a company incorporated in the Cayman Islands with limited liability)

(the “Offeror”)

Reference is made to the announcements of Easy Tactic Limited (the “Company”) dated 28 February 2024, 14 March 2024 and 5 April 2024 and the summaries appended thereto, each on the website of SGX-ST (together, the “Announcements”) and the exchange offer memorandum dated 28 February 2024 as supplemented on 14 March 2024 in relation to the Exchange Offers (the “Exchange Offer Memorandum”). Unless otherwise defined, capitalised terms used in this announcement have the same meanings defined in the Announcements and the Exchange Offer Memorandum.

The Offeror is pleased to announce that, as of the date of this summary, an aggregate principal amount of U.S.\$726,998,679¹ of Existing Notes have been validly tendered in exchange of Tranche C Perpetual Bonds.

An aggregate principal amount of U.S.\$200,000,000 Tranche C Perpetual Bonds has been allocated to relevant Holders, pursuant to the terms of the Tranche C Exchange Offer as set out in the Exchange Offer Memorandum. The Offeror will reach out separately to such Holders who are allocated Tranche C Perpetual Bonds.

Such Holders are reminded to:

- (A) complete all KYC Checks by or conducted on behalf of the Offeror to the satisfaction of the Escrow Agent; and
- (B) deposit the required amount of such Existing Notes into the Escrow Account in such principal amount as notified to the relevant Holder by the Offeror (or such person on behalf of the Offeror) as determined pursuant to the Unmodified Dutch Auction Procedure,

by 18 April 2024.

If any of (A) or (B) is not satisfied, such Holder will not be eligible to receive the Tranche C Exchange Offer Consideration. In such case, the Offeror (or such person on behalf of the Offeror) will, subject to the Maximum Exchange Amount, notify the next eligible Holder(s) in accordance with the Priority of Acceptance no later than 22 April 2024 to deposit the required amount of Existing Notes into the Escrow Account based on such Holder's indication in its Tranche C Acknowledgement, Undertaking and Subscription Form. Holders who have been notified will be required to complete KYC Checks and deposit the required amount of Existing Notes within this re-allocation period, failing which they will no longer be allocated any Tranche C Perpetual Bonds.

The Offeror is not under any obligation to accept any Existing Notes tendered pursuant to the Tranche C Exchange Offer. The acceptance by the Offeror for any exchange of Existing Notes for Tranche C Perpetual Bonds pursuant to the Tranche C Exchange Offer is at the sole and absolute discretion of the Offeror and any such exchange may be rejected by the Offeror for any, or no, reason.

Existing Notes may only be deposited with the Escrow Agent after KYC Checks have been completed. Therefore, Noteholders are advised to complete their KYC Checks as soon as

¹ The final amount of Existing Notes validly tendered for exchange in respect of the Tranche C Exchange Offer may vary depending on whether Holders fulfil the relevant terms and conditions as set out in the Exchange Offer Memorandum.

possible in order to ensure that there is sufficient time to deposit its Existing Notes by the Tranche C Deposit Deadline (in respect of the Tranche C Exchange Offer).

The Offeror cannot assure you that the Exchange Offers will be consummated on the terms described in this Exchange Offer Memorandum or at all.

OTHER INFORMATION

The Offeror has retained Morrow Sodali Limited and Kingsway Capital Limited to act as the Information Agent and the Exchange Information Agent, respectively, and Madison Pacific Trust Limited to act as Exchange Agent and Escrow Agent for the Exchange Offers.

The Exchange Offers Memorandum and all documents related to the Exchange Offers will be available on the Transaction Website, at <https://projects.morrowsodali.com/optimus>, subject to eligibility and registration.

Queries in relation to the submission of the Acknowledgement, Undertaking and Subscription Form to participate in the Exchange Offers should be directed to the Information Agent at the following contact details: gzrf@investor.morrowsodali.com.

Queries in relation to the submission of KYC information and completion of KYC Checks in respect of the Exchange Offers should be directed to the Exchange Agent at the following contact details: mp_kyc@madisonpac.com.

All other queries relating to the Exchange Offers should be directed to the Exchange Information Agent through the help desk at the following contact details:

Email: Enquiry@2024LondonOne.com.

Hotline: Mandarin +852 3583 5492 / +852 3583 5493

Cantonese +852 3583 5494 / +852 3583 5495

English +852 3583 5497 / +852 3583 5498 / +852 3583 5499

Unless stated otherwise, announcements in connection with the Exchange Offers will be made through the website of the Transaction Website.

The terms of the Exchange Offers are more fully described in the Exchange Offers Memorandum, which sets out further details regarding the procedures and the terms of the Exchange Offers.

THIS ANNOUNCEMENT IS NOT AN OFFER TO PURCHASE, A SOLICITATION OF AN OFFER TO PURCHASE, OR A SOLICITATION OF AN OFFER TO SELL, ANY SECURITIES. AN OFFER MAY ONLY BE MADE PURSUANT TO THE TERMS OF THE OFFER TO PURCHASE.

The Exchange Offers are not being made to (nor will the participation in the Exchange Offers be accepted from or on behalf of) Holders in any jurisdiction where the making or acceptance of the Exchange Offers would not comply with the laws of such jurisdiction. If the Offeror becomes aware of any jurisdiction in which the making of the Exchange Offers, the participation in the Exchange Offers would not be in compliance with applicable laws, the Offeror may or may not, in its sole discretion, make an effort to comply with any such law. If, after such effort (if any), the Offeror cannot comply with any such law, the Exchange Offers will not be made to (nor will tenders be accepted from or on behalf of) any Holder residing in such jurisdiction.

The Exchange Offers may or may not materialise. In addition, the conditions of the Exchange Offers may or may not be waived or satisfied.

If any Holder is in any doubt as to the action it should take, it is recommended to seek its own financial and legal advice, including with regard to any tax consequences, from its stockbroker, bank manager, solicitor, attorney, tax adviser or other independent financial or legal adviser. None of the Trustees, the Agents, the Information Agent, the Exchange Agent or the Exchange Information Agent (or their respective affiliates, directors, employees, officers, consultants or agents), or any person who controls them, makes any representation or recommendation whatsoever regarding the Exchange Offer Memorandum, or any other materials or information provided in connection with it or the Exchange Offers or this summary.