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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.

The communication of this announcement and any other document or materials relating to the Tender Offer and the Consent Solicitation 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.

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**ANNOUNCEMENT
TENDER OFFER AND CONSENT SOLICITATION**

by

**EASY TACTIC LIMITED
怡略有限公司**

(THE "COMPANY")

**FOR US\$265,000,000 5.75% SENIOR NOTES DUE 2022 ISSUED ON 13 JANUARY 2017
AND US\$460,000,000 5.75% SENIOR NOTES DUE 2022 ISSUED ON 20 JANUARY 2017,
CONSOLIDATED AND FORMING A SINGLE SERIES THEREWITH
(ISIN: XS1545743442; COMMON CODE: 154574344)**

(TOGETHER, THE "NOTES")

Reference is made to the announcement of the Company dated 15 December 2021 (the “**Launch Announcement**”) in relation to the Tender Offer and Consent Solicitation. Capitalized terms used in this announcement shall have the same meanings ascribed to them in the Launch Announcement.

ESCROW ACCOUNT AND MAXIMUM ACCEPTANCE AMOUNT

Since the Launch Announcement, there has been further negative events relating to certain Chinese property companies. This has had a further negative impact on, and resulted in continuing volatility in, the property sector in China. Against this backdrop, the Group is continuing to take active measures to shore up its liquidity position, including to earmark funds in respect of this Tender Offer and Consent Solicitation.

As of the date of this announcement, the Company has opened an escrow account with Citibank, N.A., Hong Kong Branch and deposited certain available funds. Prior to the Settlement Date, the Company expects to earmark funds in an aggregate amount of approximately US\$300.0 million, comprising funds in the escrow account and cash on hand (the actual amount so earmarked on the Settlement Date, the “**Funds**”), to facilitate settlement of the Purchase Price and Accrued Interest for the Notes tendered in the Option A Offer and/or the Option B Offer in an aggregate principal amount of up to US\$725,000,000 (but subject to the Maximum Acceptance Amount) and other fees and expenses payable in connection with the Tender Offer and the Consent Solicitation.

The Maximum Acceptance Amount in respect of the Option A Offer and/or the Option B Offer shall refer to the maximum principal amount of the Notes that can be accepted for purchase by the Company utilizing the Funds in full as of the Settlement Date. No other “Maximum Acceptance Amount” will be set by the Company.

OTHER INFORMATION

This announcement should be read together with the Tender Offer and Consent Solicitation Memorandum. Noteholders should refer to the Tender Offer and Consent Solicitation Memorandum for more detailed information about the Tender Offer and Consent Solicitation. The Tender Offer and Consent Solicitation Memorandum also contains certain risk factors for Noteholders’ consideration, including but not limited to the fact that Company may, at its sole discretion, extend, re-open, amend, waive any condition of or terminate the Tender Offer, the Consent Solicitation or both at any time, until it has decided to accept valid tenders of Notes pursuant to the Tender Offer.

This announcement, and all documents related to the Tender Offer and Consent Solicitation, can be found on the Tender Offer and Consent Website: <https://bonds.morrowsodali.com/GuangzhouRF>. Questions may be directed to the Dealer Manager at J.P. Morgan Securities plc, Liability Management Desk (+852 2800 7632 / +852 2800 0875 or Liability_Management_HK@jpmorgan.com), or the Information, Tender and Tabulation Agent at the following addresses: in London - 103 Wigmore Street, W1U 1QS, London, United Kingdom; in Hong Kong - The Hive, 33-35 Hillier Street, Sheung Wan, Hong Kong) and telephones or by email to +44 20 4513 6933; + 852 2319 4130 or GuangzhouRF@investor.morrowsodali.com.

29 December 2021