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Guangzhou Finland Real Estate Development Co., Ltd.
广州市方圆房地产发展有限公司

(incorporated in People’s Republic of China with limited liability)

**TENOR, MINIMUM YIELD AND CASH CONSIDERATION OF THE NEW
NOTES**

Reference is made to the announcement of the Company dated January 8, 2021 (the “**Announcement**”). Unless otherwise defined, capitalized terms in this announcement will have the same meaning as those defined in the Announcement.

The Company is pleased to announce that the New Notes will have a tenor of 2.5 years, bear the minimum yield of 13.5 per cent. per annum, and the Exchange Consideration will include a cash consideration of US\$10 for each US\$1,000 in principal amount of the Existing Notes validly tendered and accepted for exchange under the Exchange Offer.

The Company will make a further announcement in respect to the actual yield and interest rate of the New Notes and the results of the Exchange Offer in due course.

Holders of the Existing Notes and potential investors should note that completion of the Exchange Offer remains subject to the fulfillment or waiver of the conditions precedent to the Exchange Offer as set forth in the Exchange Offer Memorandum and summarized in the Announcement. No assurance can be given that the Exchange Offer will be completed and the Company reserves the right to amend, withdraw or terminate the Exchange Offer with or without conditions.

The Company may, at its sole discretion, amend or waive certain of the conditions precedent to the Exchange Offer. As the Exchange Offer may or may not proceed, holders of the Existing Notes and potential investors should exercise caution when dealing in the Existing Notes.

The distribution of this announcement in certain jurisdictions may be restricted by law. Persons into whose possession this announcement comes are required to inform themselves about, and to observe, any such restrictions.

The Exchange Offer Memorandum and all other documents related to the Exchange Offer are available on the Exchange Website: <https://sites.dfkingltd.com/finland>

IMPORTANT NOTICE – THE EXCHANGE OFFER IS 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 UNDER 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 EXISTING NOTES IN THE EXCHANGE OFFER.

By Order of the Board
Guangzhou Fineland Real Estate Development Co., Ltd.

Hong Kong, January 12, 2021