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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)

**INSIDE INFORMATION
LAND ACQUISITION IN MALAYSIA**

This announcement is made by the Company pursuant to the Inside Information Provisions (as defined in the Listing Rules) under Part XIVA of the Securities and Futures Ordinance (Cap. 571 of the Laws of Hong Kong) and Rule 13.09 of the Listing Rules.

The Board is pleased to announce that on 30 November 2013, the Purchaser, a wholly-owned subsidiary of the Company, entered into the Sale and Purchase Agreement with the Vendor for the acquisition of the Land at the consideration of RM4.50 billion (equivalent to approximately HK\$10.81 billion or RMB8.50 billion) to be paid over a period of three years by four installments.

The Land comprises four parcels of vacant freehold land and two parcels of reclaimed freehold land with an aggregate area of approximately 116 acres located at Johor Bahru, State of Johor, Malaysia. The Land will be used by the Group for commercial and residential properties development purposes.

The Company is a leading property developer in the PRC. The acquisition of Land for development purpose is in the normal and ordinary course of business of the Company and revenue in nature. Accordingly, the entering into of the Sale and Purchase Agreement and the acquisition of the Land does not constitute a notifiable transaction under the Listing Rules for the Company.

This announcement is made by the Company pursuant to the Inside Information Provisions (as defined in the Listing Rules) under Part XIVA of the Securities and Futures Ordinance (Cap. 571 of the Laws of Hong Kong) and Rule 13.09 of the Listing Rules.

ACQUISITION OF LAND IN MALAYSIA

The Board is pleased to announce that on 30 November 2013, the Purchaser, a wholly-owned subsidiary of the Company, entered into the Sale and Purchase Agreement with the Vendor for the acquisition of the Land.

The Sale and Purchase Agreement

Date: 30 November 2013

Parties: (a) Sultan Ibrahim Johor as the Vendor
(b) R&F Development Sdn. Bhd. (formerly known as Modern Valley Sdn. Bhd.), a wholly-owned subsidiary of the Company, as the Purchaser

The Vendor is the Sultan of Johor, Malaysia, and is independent of and not connected with the Company or any of its connected persons.

Land Purchased: Approximately 116 acres of land in Johor Bahru, State of Johor, Malaysia comprising 4 plots of vacant freehold land and 2 plots of reclaimed freehold land.

Consideration:

The Consideration is RM4.50 billion (equivalent to approximately HK\$10.81 billion or RMB8.50 billion), and will be payable by the Purchaser, subject to certain conditions, in four installments to be paid over a period of three years from the date of the Sale and Purchase Agreement. The Purchaser has already paid a deposit of RM100 million (equivalent to approximately HK\$240 million or RMB189 million), which will be deducted from the first installment payment of the Consideration.

The Consideration was determined by direct negotiation with the Vendor. The Board considers that the consideration is fair and reasonable having taking into account the current market conditions in Malaysia, the location, development costs and development potential of the Land.

INFORMATION ON THE LAND AND THE PROJECT

The Land is located in Johor Bahru, State of Johor, Malaysia and has a site area of approximately 116 acres for the development of residential and commercial properties. The preliminary plan is to develop in phases. Properties to be developed with an estimated saleable floor area of approximately 3.5 million square meters will include high-rise residential units, low-density housing, retail properties, offices, hotel and shopping mall.

REASON FOR THE ACQUISITION OF THE LAND

The Company is a leading property developer in the PRC. The Company has been exploring opportunities to expand its property development projects to outside the PRC with a view to tap into fast-developing market overseas and to add momentum to the growth of the Group. Malaysia, with a sizable Chinese community and favourable government policy attracting foreign purchasers, is well-suited for the first venture of the Group outside the PRC.

The Board believes that the Malaysian property market has significant growth potential that come from strong economic fundamentals and demographic factor offering opportunities which the Group is well positioned to take advantage of with its experience and expertise in property development. The acquisition of the Land for the development of sale residential and commercial properties will strengthen the competitiveness of the Group in term of revenue and profitability in the long run. The Board thus consider that the Sale and Purchase Agreement was entered into in the normal and ordinary course of business of the Group, on normal commercial terms and is fair and reasonable and in the interests of the Company and the Shareholders as a whole.

GENERAL

The acquisition of Land for development purpose is in the normal and ordinary course of business of the Company and revenue in nature. Accordingly, the entering into of the Sale and Purchase Agreement and the acquisition of the Land does not constitute a notifiable transaction under the Listing Rules for the Company.

DEFINITION

In this announcement, the following expressions have the following meanings unless otherwise requires:

“Board”	the board of directors of the Company;
“Company”	Guangzhou R&F Properties Co., Ltd., a joint stock company incorporated in the PRC with limited liability, the H-shares of which are listed on the main board of the Stock Exchange;
“connected person”	has the meaning ascribed to it in the Listing Rules;
“HK\$”	Hong Kong dollar, the lawful currency of Hong Kong;
“Hong Kong”	the Hong Kong Special Administrative Region of the PRC;
“Listing Rules”	the Rules Governing the Listing of Securities on the Stock Exchange;

“Land”	approximately 116 acres of land situated at Johor Bahru, State of Johor, Malaysia for development into mixed use residential and commercial properties;
“PRC”	the People’s Republic of China which, for the purpose of this announcement, excludes Hong Kong, Macau Special Administrative Region and Taiwan;
“Purchaser”	R&F Development Sdn. Bhd. (formerly known as Modern Valley Sdn. Bhd.), a company incorporated in Malaysia and is a wholly-owned subsidiary of the Company;
“RM”	Ringgit Malaysia, the lawful currency of Malaysia;
“RMB”	Renminbi, the lawful currency of the PRC;
“Stock Exchange”	The Stock Exchange of Hong Kong Limited;
“Vendor”	Sultan Ibrahim Johor, Malaysia, the vendor of the Land; and
“%”	per cent.

For illustration purposes, amounts in RM in this announcement have been translated into HK\$ at the exchange rate of RM1.00 = HK\$2.403 and translated into RMB at the exchange rate of RM1.00 = RMB1.889.

By order of the Board
Guangzhou R&F Properties Co., Ltd.
Li Sze Lim
Chairman

Hong Kong, 1 December 2013

As at the date of this announcement, the executive directors of R&F are Li Sze Lim, Zhang Li, Zhou Yaonan and Lu Jing, and the non-executive directors are Zhang Lin and Li Helen, and the independent non-executive directors are Huang Kaiwen, Dai Feng and Lai Ming, Joseph.