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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)

VOLUNTARY ANNOUNCEMENT

In response to market speculation and ongoing media reports regarding the relationship between Guangzhou R&F Properties Co., Ltd. (the “**Company**”) and its subsidiaries (the “**Group**”) and Seedland Real Estate Development Limited and its subsidiaries (the “**Seedland Group**”), the board of directors of the Company (the “**Board**”) would like to clarify that (i) the Group currently does not have any financial loan or debt guarantee arrangements with the Seedland Group that directly or indirectly create a financial liability on the part of the Group; and (ii) there is no shareholding relationship between the Group and the Seedland Group.

The Company is required to adhere to Chapter 14 and 14A of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited when dealing with notifiable transactions with third parties and connected transactions with connected persons on a continuing basis and will make necessary announcements if required.

Shareholders and investors are advised to exercise caution when dealing in the shares of the Company.

By Order of the Board
Guangzhou R&F Properties Co., Ltd.
Lee Michael
Company Secretary

Hong Kong, 27 July 2021

As at the date of this announcement, the executive directors of the Company are Dr. Li Sze Lim, Mr. Zhang Li, Mr. Zhang Hui and Mr. Xiang Lijun; the non-executive directors are Ms. Zhang Lin and Ms. Li Helen; and the independent non-executive directors are Mr. Zheng Ercheng, Mr. Ng Yau Wah, Daniel and Mr. Wong Chun Bong.

** For identification purpose only*