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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)

FURTHER DELAY IN PUBLICATION OF THE 2021 AUDITED ANNUAL RESULTS AND DESPATCH OF THE 2021 ANNUAL REPORT

References are made to the announcements of Guangzhou R&F Properties Co., Ltd. (the “**Company**”, together with its subsidiaries, the “**Group**”) dated 31 March 2022, 29 April 2022 and 17 May 2022 (the “**Announcements**”) in relation to, among other matters, the delay in publication of the 2021 Audited Annual Results and despatch of the 2021 Annual Report. Unless the context requires otherwise, terms defined or used in the Announcements shall have the same meanings when used herein.

FURTHER DELAY IN PUBLICATION OF THE 2021 AUDITED ANNUAL RESULTS AND DESPATCH OF THE 2021 ANNUAL REPORT

As disclosed in the Announcements, due to the impact of the COVID-19 pandemic which has disrupted the financial reporting and audit processes of the Group and the subsequent change of auditors, the Company expected to delay the publication of the 2021 Audited Annual Results to a date falling on or before 30 June 2022, to delay the despatch of the 2021 Annual Report to a date falling on or before 15 July 2022, and to lay the annual financial statements of the Company before its shareholders at its annual general meeting on or before 15 August 2022.

The Board wishes to update the Shareholders that the audit procedures for the 2021 Audited Annual Results have not yet been completed primarily attributable to the following: (i) there has been a delay in sending and receipt of certain external confirmations from third parties due to logistical difficulties in light of the travel restrictions, quarantine measures and local lockdown arrangements implemented in parts of Mainland China to combat the COVID-19 pandemic; (ii) the new auditor of the Company, BDO, requires additional time to perform the procedures regarding this initial audit engagement under the pandemic situation; and (iii) the Group requires additional time to provide the outstanding information, confirmation and/or documents in relation to the Relevant Matters to enable BDO to complete the necessary audit procedures.

In light of the foregoing, the Company does not anticipate being able to publish the 2021 Audited Annual Results, despatch the 2021 Annual Report and lay the annual financial statements of the Company before its shareholders at its annual general meeting according to the timetable set out in the Company’s announcement dated 17 May 2022.

As of the date of this announcement, the Company is still working with BDO to resolve the Relevant Matters the progress of which has been adversely affected by COVID-19 and no audit issues which cannot be addressed for the purpose of the audit of the Group's annual results for the year ended 31 December 2021 have been identified so far. The Company will continue to cooperate with BDO to complete their audit work as soon as practicable. Subject to completion of the audit by BDO, the Company currently expects to publish an announcement containing the 2021 Audited Annual Results on or before 5 August 2022 and despatch the 2021 Annual Report as soon as practicable.

The Company has made a further application to the Stock Exchange for a waiver from strict compliance with Rules 13.46(2)(a) and 13.46(2)(b) of the Listing Rules on the basis that the Company will despatch the 2021 Annual Report on or before 19 August 2022 and hold its annual general meeting on or before 19 September 2022.

EXPECTED TIMETABLE

The currently expected timetable for publication of the 2021 Audited Annual Results and the 2021 Annual Report which has been agreed with BDO is set out below.

Date	Event
On or before 5 August 2022	Audit Committee meeting and Board meeting to approve the 2021 Audited Annual Results
On or before 5 August 2022	Announcement of the 2021 Audited Annual Results
On or before 19 August 2022	Despatch of the 2021 Annual Report
On or before 19 September 2022	Annual general meeting of the Company

FURTHER ANNOUNCEMENT(S)

The Company will make further announcement(s) to provide updates on the above matters as and when appropriate in accordance with the Listing Rules.

Shareholders and potential investors should exercise caution when dealing in shares of the Company.

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

30 June 2022, Hong Kong

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*