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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)

OVERSEAS REGULATORY ANNOUNCEMENT

This overseas regulatory announcement is issued pursuant to Rule 13.10B of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “**Listing Rules**”).

The relevant document for Guangzhou R&F Properties Co., Ltd. (the “**Company**”) has been uploaded on the website of the Shanghai Stock Exchange (<http://www.sse.com.cn>):

- Guangzhou R&F Properties Co., Ltd. – Update Announcement on litigations and arbitrations involving the Company and its controlled subsidiaries

To comply with Rule 13.10B of the Listing Rules, the uploaded information are also published on the website “HKExnews” of The Stock Exchange of Hong Kong Limited (<http://www.hkexnews.hk>).

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

Hong Kong, 20 March 2023

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

Bond Code: 136360
Bond Code: 136361
Bond Code: 135468
Bond Code: 114022
Bond Code: 155061
Bond Code: 155106
Bond Code: 155405

Bond Abbreviation: H16RF4
Bond Abbreviation: H16RF5
Bond Abbreviation: H16RF6
Bond Abbreviation: 16RF11
Bond Abbreviation: H18RF8
Bond Abbreviation: H18RF1
Bond Abbreviation: H19RF2

Guangzhou R&F Properties Co., Ltd.

Update Announcement on litigations and arbitrations involving the Company and its controlled subsidiaries

All directors of the Company or persons with equivalent responsibilities warrant that the content of this announcement does not contain any false records, misleading statements or material omissions, and bear the corresponding legal responsibility for the authenticity, accuracy and completeness of the content.

Guangzhou R&F Properties Co., Ltd. (hereinafter referred to as the “Company”) announced the updates on the major litigations and arbitrations involving the Company and its controlled subsidiaries as follows:

I. Updates on the litigations and arbitrations in this announcement

In relation to the project asset income right transfer dispute among an investment management limited company, 鹽城富力科創發展有限公司 (Yancheng R&F Technology Development Co., Ltd.*) and Guangzhou R&F Properties Co., Ltd., the Company has disclosed such case on 22 August 2022, details of which please refer to the website of the Shanghai Stock Exchange (www.sse.com.cn) and the specific area on fixed income products on the Shenzhen Stock Exchange.

Recently, the Company has received the judgement for the above arbitration from the Shenzhen Court of International Arbitration: (1) the relevant agreement and supplemental agreement signed among the investment management limited company, 鹽城富力科創發展有限公司 (Yancheng R&F Technology Development Co., Ltd.*) and Guangzhou R&F Properties Co., Ltd. be terminated; (2) 鹽城富力科創發展有限

公司 (Yancheng R&F Technology Development Co., Ltd.*) to pay the investment management limited company the remaining transfer price and capital occupation fee of RMB1,828,783,558.09 and the relevant overdue penalty; (3) Guangzhou R&F Properties Co., Ltd. to bear joint and several liability on the payment obligations of 鹽城富力科創發展有限公司 (Yancheng R&F Technology Development Co., Ltd.); (4) 鹽城富力科創發展有限公司 (Yancheng R&F Technology Development Co., Ltd.*) and Guangzhou R&F Properties Co., Ltd. to pay the investment management limited company the preservation fee of RMB10,000, preservation guarantee fee of RMB620,518, legal fee of RMB220,000 and bear the arbitration fee of this case of RMB9,126,763.24.

II. The impact on the debt repayment ability of the Company

The above arbitration judgement will not have material adverse impact on the repayment arrangement of the Company's extended corporate bonds. It will not have material adverse impact on the Company's normal operation, financial situation and repayment ability. Investors are advised to pay attention to investment risks.

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Guangzhou R&F Properties Co., Ltd.

20 March 2023

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