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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. – Announcement on Enforced Matter and Related Progress

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, 12 August 2025

As at the date of this announcement, the executive directors of the Company are Dr. Li Sze Lim, Mr. Zhang Hui, Mr. Xiang Lijun and Mr. Zhao Feng; 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: 155061
Bond Code: 155106
Bond Code: 155405

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

Guangzhou R&F Properties Co., Ltd.

Announcement on Enforced Matter and Related Progress

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”) hereby announces the progress of the enforced case involving the Company and its controlled subsidiaries as follows:

I. The Material Matter and Related Progress

(1) The Progress of the Enforced Case

The Company disclosed matters related to an enforced case against the Company on 1 July 2024 and 10 September 2024. Details of these announcements are available on the Shanghai Stock Exchange website at www.sse.com.cn. Unless otherwise defined, terms defined in the Company’s afore-mentioned announcements have the same meanings in this announcement.

The progress of the above enforced matter is disclosed as follows:

Recently, according to information displayed on the JingDong judicial auction network platform, the Guangzhou Intermediate People’s Court of Guangdong Province will conduct a public auction on the JingDong judicial auction network platform for the following property: 101 Five-Star Hotel, Zone B, Kaifu Wanda Plaza, No. 589

Zhongshan Road, Kaifu District, Changsha City, Hunan Province, from 10:00 on 8 September 2025 to 10:00 on 9 September 2025 (excluding extensions). The starting price is RMB513,813,052.

(2) Additional Information on Dishonest Person

According to the information displayed on the China Enforcement Information Disclosure Network, there was recently an additional information on dishonest person of the Company, details of which are as follows:

Name/Title of the Person/Entity subject to Enforcement	Guangzhou R&F Properties Co., Ltd.
Enforcing Court	Tianhe District People’s Court of Guangzhou City
Province	Guangdong
Reference Number of Enforcement Basis	(2023) Yue 0106 Min Chu No. 32300
Filing Date	2 September 2024
Case Number	(2024) Yue 0106 Zhi No. 18627
Entity Issuing the Enforcement Basis	Tianhe District People’s Court of Guangzhou City
Status of the Person/Entity subject to Enforcement	All unfulfilled
Details of Action by the Dishonest Person	Other avoidance behaviors
Date of Publication	6 August 2025

II. Impact Analysis and Countermeasures

Regarding the above-mentioned cases, the Company and its subsidiaries are still actively communicating with relevant institutions to reach an appropriate solution. The Company will continue to monitor the progress of the relevant events, take proactive measures to minimize the adverse impact on the Company’s production, operation and debt repayment ability, and promptly fulfill the corresponding information disclosure obligations in accordance with laws and regulations. Investors are advised to pay attention to investment risks.

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Guangzhou R&F Properties Co., Ltd.

11 August 2025