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*(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 Progress of Enforced Matter

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, 7 January 2026

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 Abbreviation: H16RF4
Bond Code: 136361	Bond Abbreviation: H16RF5
Bond Code: 135468	Bond Abbreviation: H16RF6
Bond Code: 155061	Bond Abbreviation: H18RF8
Bond Code: 155106	Bond Abbreviation: H18RF1
Bond Code: 155405	Bond Abbreviation: H19RF2

Guangzhou R&F Properties Co., Ltd.

Announcement on Progress of Enforced Matter

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 following enforced matter and related progress involving the Company and its controlled subsidiaries:

I. Progress of Enforced Matter

The Company has disclosed an enforced matter in August 2022 and on 26 April 2023, 31 August 2023, 13 June 2024, 8 November 2024, 6 December 2024, 31 December 2024 and 10 June 2025. Please refer to the website of the Shanghai Stock Exchange (www.sse.com.cn) for details. Unless otherwise defined, the terms defined by the Company in the foregoing announcements shall have the same meanings as in this announcement. The progress of the above enforced matter is disclosed as follows:

According to the information on the Taobao judicial auction network platform, the Guangzhou Intermediate People’s Court will conduct a public auction for the property under the Company’s name located at 57-59 (odd numbers) Riverside East Street No. 9 Zengcha Road, Baiyun District, Guangzhou from 10:00 on 27 January 2026 to 10:00 on 28 January 2026 at the starting price of RMB8,039,096.

Regarding the aforementioned case, the Company and its relevant subsidiaries are still actively communicating with relevant institutions to strive for a proper solution.

The Company will continue to monitor the progress of the case, take proactive measures to minimize the adverse impact on the Company's production, operations, and debt repayment ability, and fulfill its corresponding information disclosure obligations in a timely manner in accordance with laws and regulations. Investors are advised to pay attention to investment risks.

II. Equity Freeze Status of Credit Enhancement Project Company

According to information displayed on the National Enterprise Credit Information Publicity System, as of the date of this announcement, the equity of the following project company which provides credit enhancement for the Company's outstanding corporate bonds is frozen, with details as below:

Name of Project Company	Execution Notice Number	Progress of the Case
渭南富力房地產開發有限公司 (Weinan R&F Properties Development Co., Ltd.*)	(2025) Shaan 0118 Zhi No. 2589-1	The project company's shareholder is involved in a contract dispute, and the case is currently in the enforcement stage

The above circumstances do not affect the bondholders' continued priority right to repayment of the pledged equity. The above circumstances may have some impact on the realization of the relevant pledge rights. In order to protect the legitimate rights and interests of bondholders, the Company and its relevant subsidiaries are actively communicating and negotiating with the relevant creditors and striving to find a proper solution to the relevant issue.

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Guangzhou R&F Properties Co., Ltd.

7 January 2026