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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)

CHANGE OF PRINCIPAL PLACE OF BUSINESS IN HONG KONG

The board of directors (the “**Board**”) of Guangzhou R&F Properties Co., Ltd. (the “**Company**”) hereby announces that the principal place of business of the Company in Hong Kong will be changed to Suite 3510, Jardine House, 1 Connaught Place, Central, Hong Kong with effect from 19 January 2026. The telephone number, facsimile number and website of the Company remain unchanged.

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

Hong Kong, 14 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*