



廣州富力地產股份有限公司

GUANGZHOU R&F PROPERTIES CO., LTD.*

(於中華人民共和國註冊成立的股份有限公司)
(a joint stock limited company incorporated in the People's Republic of China with limited liability)
(Stock Code 股份代號: 2777)

30 April 2026

Dear Investor (Note 1),

Guangzhou R&F Properties Co., Ltd.* (the "Company")

Notice of publication of 2025 Annual Report and Circular of AGM (the "Current Corporate Communication") and Arrangement of Electronic Dissemination of Corporate Communications (the "Corporate Communications")

The English and Chinese versions of the Company's Current Corporate Communication are available on the Company's website at www.rfchina.com and the HKEXnews's website at www.hkexnews.hk (the "HKEXnews's website") or the arranged printed version of Current Corporate Communication is enclosed (if applicable). You may access the Current Corporate Communication as appeared on the Company's website, by browsing through the HKEXnews's website or by referring to the attached printed version(s) (if applicable). If you have any difficulty in receiving or gaining access to the Current Corporate Communication posted on the Company's website for any reason or wish to receive the Current Corporate Communications in printed form, the Company will promptly upon your request send the printed version of the Current Corporate Communications to you free of charge; please write to the Company's Hong Kong share registrar, Computershare Hong Kong Investor Services Limited (the "Share Registrar") at 17M Floor, Hopewell Centre, 183 Queen's Road East, Wan Chai, Hong Kong or by email to guangzhou&f@computershare.com.hk.

Arrangement of Electronic Dissemination of Corporate Communications

Pursuant to Rule 2.07 of the Rules Governing The Listing of Securities on The Stock Exchange of Hong Kong Limited (the "Listing Rules") under the expansion of paperless listing regime and electronic dissemination of corporate communications that came into effect on 31 December 2023, the Company is writing to inform you that the Company has adopted electronic dissemination of corporate communications, which mean any documents issued or to be issued by the Company for the information or action of holders of any of its securities, including but not limited to (a) the directors' report, its annual accounts together with a copy of the auditors' report and, where applicable, its summary financial report; (b) the interim report and, where applicable, its summary interim report; (c) a notice of meeting; (d) a listing document; (e) a circular and (f) a proxy form.

Please note that both the English and Chinese versions of all future Corporate Communications will be available electronically on the Company's website and the HKEXnews's website, in place of printed copies.

As a non-registered shareholder, if you wish to receive corporate communications from the Company pursuant to the Listing Rules, you should liaise with your bank(s), broker(s), custodian(s), nominee(s) or HKSCC Nominees Limited through which your Shares are held (collectively, the "Intermediaries") and provide your email address to your Intermediaries.

If the Company does not receive your functional email address from the Intermediaries, until such time that the functional email address is provided to the Intermediaries, you will (i) be unable to receive any notifications regarding the publication of Corporate Communications; and (ii) need to proactively check the Company's website and the HKEXnews website to keep up with the publication of Corporate Communications.

If you want to receive the future Corporate Communications in printed form, please complete and return the enclosed Reply Form to the Share Registrar or send an email to guangzhou&f@computershare.com.hk specifying your name, address and request to receive the Corporate Communications in printed form.

Should you have any queries in relation to this letter, please contact the Company's Share Registrar via email at guangzhou&f@computershare.com.hk.

For and on behalf of
Guangzhou R&F Properties Co., Ltd.

Note 1: This notification letter is being sent to the non-registered holders of the shares of the Company, whose shares are held in Central Clearing and Settlement System (CCASS) and who have notified the Company through Hong Kong Securities Clearing Company Limited that they wish to receive the Corporate Communication. If you have sold or transferred your shares in the Company, please disregard this notification letter and the Request Form enclosed.

* For identification purposes only

致投資者^(附註一):

廣州富力地產股份有限公司 (「本公司」)

2025 年度報告及股東週年大會通函 (「本次公司通訊文件」) 之發佈通知及以電子方式發佈公司通訊 (「公司通訊」) 之安排

本公司本次公司通訊的中、英文版本已上載於本公司的網站www.rfchina.com和披露易網站www.hkexnews.hk (「披露易網站」)。閣下可在本公司網站閱覽本次公司通訊或在聯交所網站瀏覽有關文件。如閣下已選擇收取公司通訊的印刷本, 隨本函件附上閣下所選擇語言版本的本次公司通訊的印刷本。如閣下若因任何理由以致在收取或接收載於本公司網址上的本次公司通訊文件出現困難, 本公司將於接到閣下通知後, 盡快向閣下免費發送有關本次公司通訊文件的印刷本; 閣下可以書面方式通知香港中央證券登記有限公司 (「股份過戶處」), 地址為香港灣仔皇后大道東 183 號合和中心 17M 樓, 或電郵至 guangzhou&f@computershare.com.hk。

以電子方式發佈公司通訊之安排

根據自 2023 年 12 月 31 日起生效的擴大無紙化制度及以電子方式發佈公司通訊規定下香港聯合交易所有限公司證券上市規則 (「上市規則」) 第 2.07 條, 本公司謹此通知閣下, 本公司已採用以電子方式發佈公司通訊之安排, 該公司通訊是指公司向向其任何證券持有人提供資訊或提醒其採取行動而發佈或將要發佈的任何文件, 包括但不限於 (a) 董事報告、年度帳目及審計報告副本以及 (如適用) 財務摘要報告; (b) 中期報告及其中期報告摘要 (如適用); (c) 會議通知; (d) 上市文件; (e) 通函和 (f) 委任表格。

請注意, 所有未來公司通訊的英文版和中文版將在本公司網站和披露易網站上提供, 以代替印刷本。

作為非登記股東, 如有意根據《上市規則》收取公司通訊, 閣下應聯絡閣下持有股份的銀行、經紀、託管商、代理人或香港中央結算 (代理人) 有限公司 (統稱「中介公司」), 並向閣下的中介公司提供閣下的電子郵件地址。

如果公司沒有從中介公司收到閣下的有效電子郵件地址, 直至中介公司收到閣下有效的電子郵件地址前, 閣下將(i)無法收到任何有關發佈公司通訊的通知; 及(ii)需要主動查看公司網站和披露易網站以留意公司通訊的發佈。

若閣下希望收取日後公司通訊之印刷本, 請填妥本函背頁之回條並交回股份過戶處或發送電子郵件至 guangzhou&f@computershare.com.hk, 並註明閣下的姓名、地址以及收取公司通訊印刷本的要求。

如閣下對本函內容有任何疑問, 請發送電郵至本公司之股份過戶登記處 guangzhou&f@computershare.com.hk 查詢。

廣州富力地產股份有限公司
謹啟

二零二六年四月三十日

附註一: 本通知函件收件對象為本公司非登記股份持有人。該等人士的股份存放於中央結算及交收系統 (中央結算系統) 及他們已經通過香港中央結算有限公司通知本公司, 希望收到公司通訊。如果閣下已出售或轉讓所持有的本公司股份, 則無需理會本通知函件及所附申請表格。

* 僅供識別



REPLY FORM 回條

To: Computershare Hong Kong Investor Services Limited
(the "Share Registrar")
17M Floor, Hopewell Centre
183 Queen's Road East, Wan Chai, Hong Kong

致：香港中央證券登記有限公司
(「股份過戶處」)
香港灣仔皇后大道東 183 號
合和中心 17M 樓

REMINDER 提示

As a non-registered shareholder, if you wish to receive Corporate Communications* pursuant to the Listing Rules, you should liaise with your bank(s), broker(s), custodian(s), nominee(s) or HKSCC Nominees Limited through which your shares are held (collectively, the "Intermediaries") and provide your email address to your Intermediaries.

作為非登記股東，如有意根據《上市規則》收取公司通訊*，閣下應聯絡閣下持有股份的銀行、經紀、託管商、代理人或香港中央結算（代理人）有限公司（統稱「中介公司」），並向閣下的中介公司提供閣下的電子郵件地址。

Request for Corporate Communications* in printed form / 要求收取公司通訊*印刷版

(Please mark "✓" in the below box if applicable) (如適用，請在以下方格內劃上「✓」號)

Name of the listed company (the "Company"): Guangzhou R&F Properties Co., Ltd.

上市公司（「公司」）名稱：廣州富力地產股份有限公司

I/we would like to receive future Corporate Communications* in printed form.

本人／我們欲收取未來公司通訊*的印刷版。

English Version
英文版本

Chinese Version
中文版本

English and Chinese Version
英文及中文版本

Name(s) of Non-registered holder(s):

非登記股東姓名：

Signature(s):

簽名：

(Please use ENGLISH BLOCK LETTERS 請用英文正楷填寫)

Contact number:

聯絡電話號碼：

Date:

日期：

Notes 附註：

- "Non-registered holder" means such person or company whose shares are held in The Central Clearing and Settlement System (CCASS) and who has notified the Company from time to time through Hong Kong Securities Clearing Company Limited that such person or company wishes to receive Corporate Communications*.
「非登記股東」指股份存放於中央結算及交收系統的人士或公司，已透過香港中央結算有限公司不時向本公司發出通知，表示欲收取公司通訊*。
- Please complete all your details clearly.
請閣下清楚填妥所有資料。
- Any form with no box marked (✓), with no signature or otherwise incorrectly completed will be void.
如在本表格未有在方格內劃上「✓」號，或未有簽署，或在其他方面填寫不正確，則本表格將會作廢。
- For the avoidance of doubt, the Company does not accept any other instructions given on this Reply Form.
為免存疑，在本回條上的任何額外指示，公司將不予處理。

* Unless otherwise specified, Corporate Communications refer to any documents issued or to be issued by the Company for the information or action of holders of any of its securities, including but not limited to the annual report, interim report, notice of meeting, circular and proxy form.
除非另有註明，公司通訊乃指公司已發出或將予發出以供其任何證券的持有人參照或採取行動的任何文件，其中包括但不限於年報、中期報告、會議通告、通函及代表委任表格。

PERSONAL INFORMATION COLLECTION STATEMENT 收集個人資料聲明

- (i) "Personal Data" in this statement has the same meaning as "personal data" in the Personal Data (Privacy) Ordinance, Chapter 486 of the Laws of Hong Kong ("PDPO").
本聲明中所指的「個人資料」與香港法例第 486 章《個人資料（私隱）條例》（「《私隱條例》」）中「個人資料」的涵義相同。
- (ii) Your Personal Data provided in this Reply Form will be used in connection with the Company's electronic dissemination of Corporate Communications*. Your supply of Personal Data to the Company is on a voluntary basis. In case of a failure to provide sufficient information, the Company may not be able to process your instructions and/or requests as stated in this Reply Form.
閣下於本回條所提供的個人資料將用於有關公司以電子方式發佈公司通訊*的事宜上。閣下是自願向本公司提供個人資料。若閣下未能提供足夠資料，本公司可能無法處理閣下在本回條上所述的指示及/或要求。
- (iii) Your Personal Data may be disclosed or transferred by the Company to its subsidiaries, the Share Registrar, and/or other companies or bodies for any of the stated purposes, or when it is required to do so by law and will be retained for such period as may be necessary for our verification and record purposes.
閣下的個人資料披露或轉移給公司的附屬公司、股份過戶處、及/或其他公司或團體，並將在適當期間保留該等個人資料作核實及紀錄用途。
- (iv) You have the right to request access to and/or correction of your Personal Data in accordance with the provisions of the PDPO. Any such request for access to and/or correction of your Personal Data should be in writing, by mail to the Hong Kong Privacy Officer of the Share Registrar at 17M Floor, Hopewell Centre, 183 Queen's Road East, Wan Chai, Hong Kong or by email at PrivacyOfficer@computershare.com.hk.
閣下有權根據《私隱條例》的條文查閱及/或修改閣下的個人資料。任何該等查閱及/或修改個人資料的要求均須以書面方式郵寄至股份過戶處（地址為香港灣仔皇后大道東 183 號合和中心 17M 樓）向香港隱私主任提出，或發送電郵至 PrivacyOfficer@computershare.com.hk。

Mailing Label 郵寄標籤

Computershare Hong Kong Investor Services Limited
香港中央證券登記有限公司
Freeport No. 簡便回郵號碼：37
Hong Kong 香港

Please cut the mailing label and stick it on an envelope to return this form to us.

No postage is necessary if posted in Hong Kong.

當閣下寄回此回條時，請將郵寄標籤剪貼於信封上。
如在本港投寄，閣下無需支付郵費或貼上郵票。