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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 Major Matters 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, 29 April 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 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 Major Matters 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”, the “Issuer”) announced the major matters and related progress during the duration of the corporate bonds as follows:

I. Major Litigations

(1) The litigation cases and related progress announced in this announcement

1. A financial loan dispute between the Guangzhou branch of a bank (as claimant) and 廣州市貴麗實業發展有限公司 (Guangzhou Guili Enterprise Development Co., Ltd.*), 英德市國豐置業投資有限公司 (Yingde Guofeng Properties Investment Co., Ltd.*), 廣州富力環球商品貿易港有限公司 (Guangzhou R&F Global Trade Port Co., Ltd.*), 梅州富力房地產開發有限公司 (Meizhou R&F Properties Development Co., Ltd.*), Guangzhou R&F Properties Co., Ltd., 惠州富茂房地產開發有限公司 (Huizhou Fumao Properties Development Co., Ltd.*), 贛州市富輝房地產開發有限公司 (Ganzhou Fuhui Properties Development Co., Ltd.*), 河源富升房地產開發有限公司 (Heyuan Fusheng Properties Development Co., Ltd.*), 廣州富力國際醫院有限公司 (Guangzhou R&F International Hospital Co., Ltd.*) (the aforementioned companies are jointly defendants)

The Company has disclosed the situation of the above case on 29 April 2025. For

details, please see the website of Shanghai Stock Exchange www.sse.com.cn. The progress of the case is now disclosed as follows:

The first instance judgement rendered by the Guangzhou Intermediate People's Court is as follows : (1) within ten days of the judgement taking effect, 廣州市貴麗實業發展有限公司 (Guangzhou Guili Enterprise Development Co., Ltd.*) is required to repay the Guangzhou branch of the bank the principal loan amount of RMB 1,436,493,689.33, and all interest, penalty interest, and compound interest; (2) 廣州市貴麗實業發展有限公司 (Guangzhou Guili Enterprise Development Co., Ltd.*) shall pay the claimant's legal fees in the amount of RMB100,000 within the ten-day period following the judgement's effective date; (3) regarding the debts identified in items (1) and (2) of this judgement, the Guangzhou branch of the bank is granted priority rights of compensation regarding the proceeds generated from the discounted auction or sale of 1,851 units of construction-in-progress including Unit 101, No. 6, 69 Shiling Avenue, Huadu District, Guangzhou, registered under the name of 廣州市貴麗實業發展有限公司 (Guangzhou Guili Enterprise Development Co., Ltd.*); (4) regarding the debts identified in items (1) and (2) of this judgement, the Guangzhou branch of the bank shall hold priority rights of compensation over the proceeds derived from the discounted auction or sale of 173 residential units and apartments currently registered under the name of the defendant, 英德市國豐置業投資有限公司 (Yingde Guofeng Properties Investment Co., Ltd.*), which include Unit 2203, T11 Residential Building, Yufeng Garden Phase II, Plot SYA02-11, Guangdong Shunde Qingyuan (Yingde) Economic Cooperation Start-up Zone; after assuming such liability, the defendant 英德市國豐置業投資有限公司 (Yingde Guofeng Properties Investment Co., Ltd.*) shall have the right to seek indemnification from 廣州市貴麗實業發展有限公司 (Guangzhou Guili Enterprise Development Co., Ltd.*) within the scope of the liability assumed; (5) the Guangzhou branch of the bank shall hold priority rights of compensation regarding the debts identified in items (1) and (2) over the proceeds derived from the discounted auction or sale of the 100% equity interest in 廣州市貴麗實業發展有限公司 (Guangzhou Guili Enterprise Development Co., Ltd.*) held by the defendant 廣州富力環球商品貿易港有限公司 (Guangzhou R&F Global Trade Port Co., Ltd.*), provided that the priority right of compensation over 20% of said equity interest shall be limited to RMB1.8 billion; after assuming such liability, the defendant 廣州富力環球商品貿易港有限公司 (Guangzhou R&F Global Trade Port Co., Ltd.*) shall have the right to seek indemnification from 廣州市貴麗實業發展有限公司 (Guangzhou Guili Enterprise Development Co., Ltd.*) within the scope of the

liability assumed; (6) regarding the debts identified in items (1) and (2) of this judgement, the Guangzhou branch of the bank shall hold priority rights of compensation over the proceeds derived from the discounted auction or sale of the 100% equity interest in 河源富升房地產開發有限公司 (Heyuan Fusheng Properties Development Co., Ltd.*) held by the defendant, 梅州富力房地產開發有限公司 (Meizhou R&F Properties Development Co., Ltd.*), provided that such priority rights of compensation shall be limited to a maximum of RMB1.872 billion; after assuming such liability, the defendant 梅州富力房地產開發有限公司 (Meizhou R&F Properties Development Co., Ltd.*) shall have the right to seek indemnification from 廣州市貴麗實業發展有限公司 (Guangzhou Guili Enterprise Development Co., Ltd.*) within the scope of the liability assumed; (7) the Guangzhou branch of the bank shall hold priority rights of compensation regarding the debts identified in items (1) and (2) over the proceeds derived from the discounted auction or sale of the 100% equity interest in 英德市國豐置業投資有限公司 (Yingde Guofeng Properties Investment Co., Ltd.*) held by the defendant, Guangzhou R&F Properties Co., Ltd., provided that such priority rights of compensation shall be limited to a maximum of RMB1.872 billion; after assuming such liability, the defendant Guangzhou R&F Properties Co., Ltd. shall have the right to seek indemnification from 廣州市貴麗實業發展有限公司 (Guangzhou Guili Enterprise Development Co., Ltd.*) within the scope of the liability assumed; (8) the defendants, 英德市國豐置業投資有限公司 (Yingde Guofeng Properties Investment Co., Ltd.*), Guangzhou R&F Properties Co., Ltd., 惠州富茂房地產開發有限公司 (Huizhou Fumao Properties Development Co., Ltd.*), 贛州市富輝房地產開發有限責任公司 (Ganzhou Fuhui Properties Development Co., Ltd.*), 河源富升房地產開發有限公司 (Heyuan Fusheng Properties Development Co., Ltd.*) and 廣州富力國際醫院有限公司 (Guangzhou R&F International Hospital Co., Ltd.*), shall bear joint and several liability for the repayment of the debts identified in items (1) and (2) of this judgement, provided that the liability assumed by 英德市國豐置業投資有限公司 (Yingde Guofeng Properties Investment Co., Ltd.*) and 河源富升房地產開發有限公司 (Heyuan Fusheng Properties Development Co., Ltd.*) shall be limited to a maximum of RMB1.872 billion; the liability assumed by 贛州市富輝房地產開發有限責任公司 (Ganzhou Fuhui Properties Development Co., Ltd.*) shall be limited to a maximum of RMB1.8 billion; and the liability assumed by 廣州富力國際醫院有限公司 (Guangzhou R&F International Hospital Co., Ltd.*) shall be limited to a maximum of RMB583 million. After assuming such liability, the defendants 英德市國豐置業投資有限公司 (Yingde Guofeng Properties Investment Co., Ltd.*), Guangzhou R&F Properties Co., Ltd., 惠州富茂房地產開發有限公司 (Huizhou

Fumao Properties Development Co., Ltd.*), 贛州市富輝房地產開發有限責任公司 (Ganzhou Fuhui Properties Development Co., Ltd.*), 河源富升房地產開發有限公司 (Heyuan Fusheng Properties Development Co., Ltd.*), and 廣州富力國際醫院有限公司 (Guangzhou R&F International Hospital Co., Ltd.*) shall have the right to seek indemnification from the defendant 廣州市貴麗實業發展有限公司 (Guangzhou Guili Enterprise Development Co., Ltd.*) within the scope of the liability assumed; (9) all other litigation claims filed by the Guangzhou branch of the bank are hereby dismissed. The case acceptance fee, totaling RMB8,800,041.55, shall be borne as follows: RMB31,000 shall be borne by the Guangzhou branch of the bank, and the remaining RMB8,769,041.55 shall be jointly borne by the defendants, namely 廣州市貴麗實業發展有限公司 (Guangzhou Guili Enterprise Development Co., Ltd.*), 英德市國豐置業投資有限公司 (Yingde Guofeng Properties Investment Co., Ltd.*), 廣州富力環球商品貿易港有限公司 (Guangzhou R&F Global Trade Port Co., Ltd.*), 梅州富力房地產開發有限公司 (Meizhou R&F Properties Development Co., Ltd.*), Guangzhou R&F Properties Co., Ltd., 惠州富茂房地產開發有限公司 (Huizhou Fumao Properties Development Co., Ltd.*), 贛州市富輝房地產開發有限責任公司 (Ganzhou Fuhui Properties Development Co., Ltd.*), 河源富升房地產開發有限公司 (Heyuan Fusheng Properties Development Co., Ltd.*), 廣州富力國際醫院有限公司 (Guangzhou R&F International Hospital Co., Ltd.*).

2. A financial loan dispute between the Guangzhou branch of a bank (as claimant) and 廣州富力國際醫院有限公司 (Guangzhou R&F International Hospital Co., Ltd.*), 廣州富泰投資諮詢有限公司 (Guangzhou Futai Investment Consulting Co., Ltd.*), Guangzhou R&F Properties Co., Ltd., 海南三林發展有限公司 (Hainan Sanlin Development Co., Ltd.*), 儋州富力房地產開發有限公司 (Danzhou R&F Real Estate Development Co., Ltd.*), 英德市國豐置業投資有限公司 (Yingde Guofeng Properties Investment Co., Ltd.*), 河源富升房地產開發有限公司 (Heyuan Fusheng Properties Development Co., Ltd.*) (the aforementioned companies are jointly defendants)

The Company has disclosed the situation of the above case on 29 April 2025. For details, please see the website of Shanghai Stock Exchange www.sse.com.cn. The progress of the case is now disclosed as follows:

The first instance judgement rendered by the Guangzhou Intermediate People's Court is as follows: (1) within ten days of this judgement taking effect, the defendant,

廣州富力國際醫院有限公司 (Guangzhou R&F International Hospital Co., Ltd.*), shall repay to the claimant, the Guangzhou branch of the bank, the loan principal of RMB1,111,462,988.43, interest of RMB240,970,750.85, as well as penalty interest and compound interest; (2) within ten days of this judgement taking effect, the defendant, 廣州富力國際醫院有限公司 (Guangzhou R&F International Hospital Co., Ltd.*), shall repay to the Guangzhou branch of the bank the loan principal of RMB 386,810,000, interest of RMB81,661,078.93, along with penalty interest and compound interest; (3) the Guangzhou branch of the bank shall also hold priority rights of compensation within the maximum debt balance of RMB1.95 billion over the proceeds derived from the discounted auction or sale of the land use rights and the buildings situated thereon for Plot BA0303056, located at Zhongcun Street, Panyu District, Guangzhou, as provided by the defendant, 廣州富力國際醫院有限公司 (Guangzhou R&F International Hospital Co., Ltd.*); (4) the Guangzhou branch of the bank shall hold priority rights of compensation, within the maximum debt balance of RMB1.95 billion, over the proceeds derived from the discounted auction or sale of the pledged equity interest in 廣州富力國際醫院有限公司 (Guangzhou R&F International Hospital Co., Ltd.*) held by the defendant, 廣州富泰投資諮詢有限公司 (Guangzhou Futai Investment Consulting Co., Ltd.*), which amounts to RMB51.8 million; (5) the Guangzhou branch of bank shall hold priority rights of compensation, within the maximum debt balance of RMB1.95 billion, over the proceeds derived from the discounted auction or sale of the pledged equity interest in 廣州富力國際醫院有限公司 (Guangzhou R&F International Hospital Co., Ltd.*) held by the defendant, Guangzhou R&F Properties Co., Ltd., which amounts to RMB48.2 million; (6) the defendants, Guangzhou R&F Properties Co., Ltd., 海南三林發展有限公司 (Hainan Sanlin Development Co., Ltd.*), 儋州富力房地產開發有限公司 (Danzhou R&F Real Estate Development Co., Ltd.*), 英德市國豐置業投資有限公司 (Yingde Guofeng Properties Investment Co., Ltd.*) and 河源富升房地產開發有限公司 (Heyuan Fusheng Properties Development Co., Ltd.*), shall bear joint and several liability for the repayment of the debts identified in items (1) and (2) of this judgement within the maximum debt balance of RMB1.95 billion; after assuming such liability, they shall have the right to seek indemnification from the defendant, 廣州富力國際醫院有限公司 (Guangzhou R&F International Hospital Co., Ltd.*); (7) all other litigation claims filed by the Guangzhou branch of the bank are hereby dismissed. The case acceptance fee of RMB9,121,392.8 and the preservation fee of RMB5,000 shall be jointly borne by the defendants, namely 廣州富力國際醫院有限公司 (Guangzhou R&F International Hospital Co., Ltd.*), 廣州富泰投資諮詢有限公司

(Guangzhou Futai Investment Consulting Co., Ltd.*), Guangzhou R&F Properties Co., Ltd., 海南三林發展有限公司 (Hainan Sanlin Development Co., Ltd.*), 儋州富力房地產開發有限公司 (Danzhou R&F Real Estate Development Co., Ltd.*), 英德市國豐置業投資有限公司 (Yingde Guofeng Properties Investment Co., Ltd.*), 河源富升房地產開發有限公司 (Heyuan Fusheng Properties Development Co., Ltd.*).

Recently, the Company received a civil judgement from the Higher People's Court of Guangdong Province. The ruling of the second instance is as follows: The appeal is dismissed, and the original judgement is upheld.

3. A financial loan contract dispute between a bank (as claimant) and 海南富力海洋歡樂世界開發有限公司 (Hainan R&F Ocean World Development Co., Ltd.*) and Guangzhou R&F Properties Co., Ltd. (the aforementioned companies are jointly defendants)

The Company has disclosed the situation of the above case on 29 August 2025. For details, please see the website of Shanghai Stock Exchange www.sse.com.cn. The progress of the case is now disclosed as follows:

The first instance judgement rendered by the Haikou Intermediate People's Court is as follows: (1) the "RMB3 billion Fixed Asset Syndicated Loan Contract" and relevant supplemental agreements entered into between the claimant and the defendant shall be accelerated and become due immediately; (2) within fifteen days of this judgement taking effect, the defendant, 海南富力海洋歡樂世界開發有限公司 (Hainan R&F Ocean World Development Co., Ltd.*), shall repay the claimant the loan principal of RMB1,778,336,000, along with interest of RMB124,180,900.71, penalty interest of RMB11,090,983.19, and compound interest of RMB6,368,766.04 (all tentatively calculated up to 13 May 2025), as well as any further penalty interest and compound interest accrued from 14 May 2025, until the date of full repayment; the RMB2,000,000 repaid on 10 September 2025, shall be deducted in accordance with the principle of "interest first, then principal"; (3) within fifteen days of this judgement taking effect, the defendant, 海南富力海洋歡樂世界開發有限公司 (Hainan R&F Ocean World Development Co., Ltd.*), shall pay attorney fees in the amount of RMB 50,000 to the claimant; (4) regarding the payment obligations of the defendant, 海南富力海洋歡樂世界開發有限公司 (Hainan R&F Ocean World Development Co., Ltd.*), as determined in items (2) and (3) above, as well as the case acceptance fees to

be borne by said defendant, the claimant shall hold priority rights of compensation over the proceeds derived from the discounted auction or sale of the mortgaged property, including the land use rights, structures thereon, and machinery and equipment of the Phase I and Phase II park projects of Hainan R&F Ocean Paradise, located at No. 1 Shuanghu Avenue, Li'an Town, Lingshui Li Autonomous County, Hainan Province; (5) regarding the payment obligations of the defendant, 海南富力海洋歡樂世界開發有限公司 (Hainan R&F Ocean World Development Co., Ltd.*), as determined in items (2) and (3) above, as well as the case acceptance fees to be borne by said defendant, the claimant shall hold priority rights of compensation, within the limit of RMB 2,466,228,600, over the proceeds derived from the discounted auction or sale of the pledged ticket collection rights of the Phase I and Phase II projects of the Ocean Paradise Park (Registration Certificate No.: 19956905003362054236) provided by the defendant, 海南富力海洋歡樂世界開發有限公司 (Hainan R&F Ocean World Development Co., Ltd.*); (6) the defendant, Guangzhou R&F Properties Co., Ltd., shall bear joint and several liability for the payment obligations of the defendant, 海南富力海洋歡樂世界開發有限公司 (Hainan R&F Ocean World Development Co., Ltd.*), as determined in items (2) and (3) above, as well as the case acceptance fees to be borne by said defendant; (7) all other litigation claims filed by the claimant are hereby dismissed. The case acceptance fee of RMB9,534,440.86 shall be borne by the defendant, 海南富力海洋歡樂世界開發有限公司 (Hainan R&F Ocean World Development Co., Ltd.*).

According to the results of public information searches, the bank recently applied for execution to the Haikou Intermediate People's Court. The case number is (2026) Qiong 01 Zhi No. 696, and the subject matter of execution is RMB1,920,026,620.

4. A financial loan dispute between an asset management company (as claimant) and 唐山蘆台經濟開發區富力房地產開發有限公司 (Tangshan Lutai Economic Rim R&F Properties Development Co., Ltd.*) and 天津團泊綠島建設有限公司 (Tianjin Tuanbo Ludao Construction Co., Ltd.*) (the aforementioned companies are jointly defendants)

The Company has disclosed the situation of the above case on 29 August 2025. For details, please see the website of Shanghai Stock Exchange www.sse.com.cn. The progress of the case is now disclosed as follows:

The first instance judgment rendered by the Guangzhou Intermediate People's Court is as follows: (1) within ten days of this judgement taking effect, the defendants, 唐山蘆台經濟開發區富力房地產開發有限公司 (Tangshan Lutai Economic Rim R&F Properties Development Co., Ltd.*) and 天津團泊綠島建設有限公司 (Tianjin Tuanbo Ludao Construction Co., Ltd.*), shall repay the claimant, a certain asset management company, the debt principal of RMB449 million, along with restructuring grace period compensation and liquidated damages (as of 15 August 2023, the sum of the restructuring grace period compensation and liquidated damages is RMB 99,591,851.83; from 15 August 2023, until the date of actual full repayment, the restructuring grace period compensation and liquidated damages shall be calculated and paid at an annual interest rate of 24% based on a principal of RMB369 million; any recovery proceeds obtained by the claimant, a certain asset management company, in the enforcement case No. (2023) Yue 01 Zhi No. 6545 shall be applied to offset the relevant debts under this item); (2) all other litigation claims filed by the claimant, a certain asset management company, are hereby dismissed. The case acceptance fee of RMB 2,787,249.26 shall be borne as follows: RMB8,770 shall be borne by the claimant, a certain asset management company, and RMB2,778,479.26 shall be jointly borne by the defendants, 唐山蘆台經濟開發區富力房地產開發有限公司 (Tangshan Lutai Economic Rim R&F Properties Development Co., Ltd.*) and 天津團泊綠島建設有限公司 (Tianjin Tuanbo Ludao Construction Co., Ltd.*).

5. A financial loan dispute between an asset management company (as claimant) and 太原富力城房地產開發有限公司 (Taiyuan R&F Properties Development Co., Ltd.*), 太原啟富房地產開發有限公司 (Taiyuan Qifu Properties Development Co., Ltd.*), 太原富潤房地產開發有限公司 (Taiyuan Furun Properties Development Co., Ltd.*) and Guangzhou R&F Properties Co., Ltd. (the aforementioned companies are jointly defendants)

The asset management company has initiated a lawsuit with the Guangzhou Intermediate People's Court on the grounds of the defendant's breach of contract. The claims are as follows: (1) 太原富力城房地產開發有限公司 (Taiyuan R&F Properties Development Co., Ltd.*) and 太原啟富房地產開發有限公司 (Taiyuan Qifu Properties Development Co., Ltd.*) shall jointly settle the debt restructuring amount of RMB490,000,000.00; (2) 太原富力城房地產開發有限公司 (Taiyuan R&F Properties Development Co., Ltd.*) and 太原啟富房地產開發有限公司 (Taiyuan Qifu Properties Development Co., Ltd.*) shall jointly pay the claimant the

restructuring income (tentatively calculated at RMB162,289,166.67 as of 31 May 2025; and starting from 1 June 2025, to be calculated at an annual interest rate of 9.5% based on the debt restructuring amount); (3) 太原富力城房地產開發有限公司 (Taiyuan R&F Properties Development Co., Ltd.*) and 太原啟富房地產開發有限公司 (Taiyuan Qifu Properties Development Co., Ltd.*) shall jointly pay liquidated damages for the overdue repayment of the debt restructuring amount (tentatively calculated at RMB167,520,000.00 as of 31 May 2025; and starting from 1 June 2025, to be calculated at a daily interest rate of 0.05% based on the debt restructuring amount); (4) 太原富力城房地產開發有限公司 (Taiyuan R&F Properties Development Co., Ltd.*) and 太原啟富房地產開發有限公司 (Taiyuan Qifu Properties Development Co., Ltd.*) shall jointly pay the claimant liquidated damages for the overdue payment of restructuring income (tentatively calculated at RMB34,212,887.29 as of 31 May 2025; and starting from 1 June 2025, to be calculated at a daily interest rate of 0.05% based on the restructuring income); (5) 太原富力城房地產開發有限公司 (Taiyuan R&F Properties Development Co., Ltd.*) and 太原啟富房地產開發有限公司 (Taiyuan Qifu Properties Development Co., Ltd.*) shall jointly pay the claimant liquidated damages equivalent to 20% of the total sum of all overdue debt restructuring amounts and their corresponding restructuring income (tentatively calculated at RMB130,457,833.33 as of 31 May 2025); the total amount of claims in (2), (3), (4) and (5) above shall be capped at an amount calculated at an annual interest rate of 24% based on the debt restructuring amount in claim (1) (tentatively calculated at RMB410,946,666.67 as of 31 May 2025); (6) the claimant shall hold priority rights of compensation regarding the debts identified in claims (1) to (5) over the proceeds derived from the auction or sale of the state-owned construction land use rights located in the Sange Area, Jiancaoping District, registered under the name of 太原富潤房地產開發有限公司 (Taiyuan Furun Properties Development Co., Ltd.*) (Real Estate Ownership Certificate No. Jin (2017) Taiyuan Shi Bu Dong Chan Quan No. 0018638); (7) Guangzhou R&F Properties Co., Ltd. shall bear joint and several liability for the debts identified in claims (1) to (5); and (8) the defendants shall bear all litigation costs of this case.

As of the present date, the aforementioned case is in the first instance process, and no judgement has yet been rendered.

6. Dispute regarding the transfer of project asset earnings rights between a certain asset management limited company and 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 the situation of the above case in August 2022 and on 20 March 2023 and 31 August 2023. For details, please see the website of Shanghai Stock Exchange www.sse.com.cn.

Recently, 鹽城富力科創發展有限公司 (Yancheng R&F Technology Development Co., Ltd.*) received an execution notice (2026) Su 09 Zhi Hui No. 1 issued by the Intermediate People's Court of Yancheng City, Jiangsu Province, notifying the continued execution of the arbitral award (2021) Shen Guo Zhong Cai No. 6060 rendered by the Shenzhen Court of International Arbitration.

(2) Impact Analysis and Countermeasures

Regarding the above-mentioned litigation cases, the Company and its relevant subsidiaries are actively communicating with relevant institutions and strive to reach appropriate solutions. The Company will continue to pay attention to the progress of relevant matters and promptly perform corresponding information disclosure obligations in accordance with laws and regulations.

II. Major Asset Mortgages

(1) Situation of Major Asset Mortgages

1. The Company's subsidiary, 太原富力盛達房地產開發有限公司 (Taiyuan R&F Shengda Properties Development Co., Ltd.*), entered into a trust plan loan contract with a certain trust company. Mortgage security was provided in the form of land use rights for two plots (the plot in Wanbailin District bounded by Shier Yuan Cheng to the east, Taiyuan Exploration Machinery Plant to the south, Taiyuan Plate Glass Factory to the west, and Guangping Street to the north; and the plot in Wanbailin District bounded by West Middle Ring Road to the east, Guihua Road to the south, Dajingyu to the west, and Taiyuan Qifu Real Estate Development Co., Ltd. to the north). The relevant mortgages will be cancelled upon the full repayment of all outstanding debts.

As of 31 December 2025, the book value of the aforementioned mortgaged assets

was RMB2.095 billion. The relevant mortgage contracts have been executed, and mortgage registrations have been completed.

2. The Company's subsidiary, 廣州富力創盛置業開發有限公司 (Guangzhou R&F Chuangsheng Properties Development Co., Ltd.*), entered into a project syndicated loan contract with a certain syndicate. Mortgage security was provided in the form of commercial units and parking spaces located at "R&F Haizhu Business Plaza" from the negative second floor to the sixth floor of self-designated Building A, and from the negative fifth floor to the eighth floor of self-designated Building B. The term for debt performance extends until 19 November 2032.

As of 31 December 2025, the book value of the aforementioned mortgaged assets was RMB2.067 billion. The relevant mortgage contracts have been executed, and mortgage registrations have been completed.

3. The Company's subsidiary, 上海啟富房地產開發有限公司 (Shanghai Qifu Properties Development Co., Ltd.*), entered into a fixed asset syndicated loan contract with a certain syndicate. Mortgage security was provided in the form of land use rights and construction-in-progress located at Plot 7/50, Neighborhood 16, Jianghai Town, Fengxian District. The term for debt performance extends until 30 December 2028.

As of 31 December 2025, the book value of the aforementioned mortgaged assets was RMB1.734 billion. The relevant mortgage contracts have been executed, and mortgage registrations have been completed.

4. The Company's subsidiary, 廣州市貴麗實業發展有限公司 (Guangzhou Guili Enterprise Development Co., Ltd.*), entered into a fixed asset loan contract with a certain bank. Mortgage security was provided in the form of land use rights and construction-in-progress located on the plot east of Shiling Avenue and north of Pingbu Avenue, Shiling Town, Huadu District, Guangzhou. The relevant mortgage rights will be cancelled upon the full repayment of all outstanding debts.

As of 31 December 2025, the book value of the aforementioned mortgaged assets was RMB1.437 billion. The relevant mortgage contracts have been executed, and mortgage registrations have been completed.

5. The Company's subsidiary, 瀋陽建新聯合置業有限公司 (Shenyang Jianxin Lianhe Property Co., Ltd.*), entered into a fixed asset project loan contract with a certain bank. Mortgage security was provided in the form of the premises and the underlying land of the Shenyang Xingyuewan Project. The relevant mortgage rights will be cancelled upon the full repayment of all outstanding debts.

As of 31 December 2025, the book value of the aforementioned mortgaged assets was RMB1.023 billion. The relevant mortgage contracts have been executed, and mortgage registrations have been completed.

6. The Company's subsidiary, 淄博萬達廣場置業有限公司 (Zibo Wanda Plaza Property Co., Ltd.*), entered into an operating property-backed loan contract with a certain bank. Mortgage security was provided in the form of the corresponding state-owned construction land use rights and property rights of the plot where the Zibo R&F Wanda Plaza Mall is located. The term for debt performance extends until 21 December 2039.

As of 31 December 2025, the book value of the aforementioned mortgaged assets was RMB978 million. The relevant mortgage contracts have been executed, and mortgage registrations have been completed.

7. The Company's subsidiary, 北京富力城房地產開發有限公司 (Beijing R&F Properties Development Co., Ltd.*), entered into a "Property Express" loan contract with a certain bank. Mortgage security was provided in the form of properties located at No. 1 Courtyard, Guangqumenwai Avenue, Chaoyang District; Building No. 25, R&F Taoyuan, Jiancaicheng, Haidian District; and the basement level (-1/F) clubhouse of Building No. 1, No. 7 Courtyard, Guangqumenwai Avenue, Chaoyang District. The term for debt performance extends until 15 November 2033.

As of 31 December 2025, the book value of the aforementioned mortgaged assets was RMB960 million. The relevant mortgage contracts have been executed, and mortgage registrations have been completed.

8. 廣州天力建築工程有限公司 (Guangzhou Tianli Construction Co., Ltd.*), a subsidiary of the Company, entered into a loan contract with a certain institution. 富力(哈爾濱)房地產開發有限公司 (R&F (Harbin) Properties Development Co., Ltd.*)

provided the property located at No. 660 Youyi West Road, Daoli District, Harbin, as mortgage security. The relevant mortgage rights will be cancelled upon the full repayment of all outstanding debts.

As of 31 December 2025, the book value of the aforementioned mortgaged assets was RMB839 million. The relevant mortgage contracts have been executed.

9. The Company's subsidiary, 富力(瀋陽)房地產開發有限公司 (R&F (Shenyang) Properties Development Co., Ltd.*), entered into a "Repayment Agreement" and relevant supplemental agreements, as well as an "Execution Settlement Agreement" with a certain asset management limited company. Mortgage security was provided in the form of the corresponding state-owned construction land use rights and real estate of the Shenyang IFC (International Finance Center) Project. The relevant mortgage rights will be cancelled upon the full repayment of all outstanding debts.

As of 31 December 2025, the book value of the aforementioned mortgaged assets was RMB775 million. The relevant mortgage contracts have been executed, and mortgage registrations have been completed.

10. The Company's subsidiary, 無錫富力通達房地產開發有限公司 (Wuxi R&F Tongda Properties Development Co., Ltd.*), entered into a fixed asset loan contract with a certain bank. Mortgage security was provided in the form of the corresponding state-owned construction land use rights and construction-in-progress of the Wuxi R&F Canal No. 10 plot. The term for debt performance extends until 3 May 2026.

As of 31 December 2025, the book value of the aforementioned mortgaged assets was RMB1.096 billion. The relevant mortgage contracts have been executed, and mortgage registrations have been completed.

11. The Company's subsidiary, 贛州市富輝房地產開發有限責任公司 (Ganzhou Fuhui Properties Development Co., Ltd.*), entered into a Transfer and Repurchase Agreement of Specific Asset Earnings Rights with a certain bank. Mortgage security was provided in the form of the corresponding state-owned construction land use rights of plots B04-1 and B06-1 in the Ganzhou R&F Modern City, Rongjiang New District. The relevant mortgage rights will be cancelled upon the full repayment of all

outstanding debts.

As of 31 December 2025, the book value of the aforementioned mortgaged assets was RMB697 million. The relevant mortgage contracts have been executed, and mortgage registrations have been completed.

12. 廣州天力建築工程有限公司 (Guangzhou Tianli Construction Co., Ltd.*), a subsidiary of the Company, entered into a loan contract with a certain institution. 福州市台江富力置業有限公司 (Fuzhou Taijiang R&F Properties Co., Ltd.*) provided commercial and office properties located at the R&F Business Center (District B), No. 6 Xiangban Street, Ninghua Subdistrict, Taijiang District, Fuzhou, as mortgage security. The relevant mortgage rights will be cancelled upon the full repayment of all outstanding debts.

As of 31 December 2025, the book value of the aforementioned mortgaged assets was RMB696 million. The relevant mortgage contracts have been executed, and mortgage registrations have been completed.

13. The Company's subsidiary, 大連恒灣房地產開發有限公司 (Dalian Hengwan Properties Development Co., Ltd.*), entered into a project financing loan contract with a certain bank. Mortgage security was provided in the form of the corresponding state-owned construction land use rights and construction-in-progress of Plot D06/07 of the Dalian Dongdi Wanpan Project. The term for debt performance extends until 1 June 2026.

As of 31 December 2025, the book value of the aforementioned mortgaged assets was RMB695 million. The relevant mortgage contracts have been executed, and mortgage registrations have been completed.

14. 太原富力城房地產開發有限公司 (Taiyuan R&F Properties Development Co., Ltd.*), a subsidiary of the Company, entered into a debt restructuring agreement with a certain asset management company. 太原富潤房地產開發有限公司 (Taiyuan Furun Properties Development Co., Ltd.*) provided mortgage security in the form of the corresponding state-owned land use rights of the plots located within the Sange Area, Jiancaoping District. The relevant mortgage rights will be cancelled upon the full repayment of all outstanding debts.

As of 31 December 2025, the book value of the aforementioned mortgaged assets was RMB626 million. The relevant mortgage contracts have been executed, and mortgage registrations have been completed.

15. The Company's subsidiary, 西安坊城置業有限公司 (Xi'an Fangcheng Properties Co., Ltd.*), entered into a fixed asset loan contract with a certain bank. Mortgage security was provided in the form of the corresponding state-owned land use rights of plot DK1-1 of the Xi'an Kaiyuancheng Project. The relevant mortgage rights will be cancelled upon the full repayment of all outstanding debts.

As of 31 December 2025, the book value of the aforementioned mortgaged assets was RMB603 million. The relevant mortgage contracts have been executed, and mortgage registrations have been completed.

(II) Relevant Decision-making Procedures

Regarding the aforementioned asset mortgage matters, the relevant subsidiaries have fulfilled the necessary decision-making procedures.

(III) Analysis of the Impact on the Company's Debt Repayment Abilities

The aforementioned asset mortgages were incurred during financing activities undertaken by the relevant subsidiaries to meet their operational and development needs. The said circumstances will not have a material adverse impact on the Company's production, operations or debt repayment abilities.

III. Failure to Pay Principal and Interest on time for the Targeted Debt Financing Instruments

(1) Basic Situation and Updates

The first targeted debt financing instrument of Guangzhou R&F Properties Co., Ltd. in 2020 (bond abbreviation: 20RFPropertiesPPN001, bond code: 032000374) (hereinafter referred to as the "Current Tranche of the Targeted Debt Financing Instrument") has an issuance amount of RMB1 billion, an interest accrual date from 23

April 2020 for a term of 6 years (with the Issuer's option to adjust the face interest rate at the end of the second and fifth interest calculation years and the investor's put option). The bond balance is RMB994.57 million. The current bond maturity dates are 23 April 2025 and 31 May 2025 respectively, with the total principal and interest amount due for redemption totaling RMB1,138,088,841.51.

The Company has previously disclosed temporary announcements on 29 April 2025 and 10 June 2025, regarding the failure to pay the principal and interest of the Current Tranche of the Targeted Debt Financing Instrument in full and on schedule. Furthermore, follow-up announcements concerning the progress of the settlement of the Current Tranche of the Targeted Debt Financing Instrument were disclosed on 10 October 2025, 31 October 2025, 1 December 2025, 14 January 2026, 30 January 2026, 27 February 2026, and 31 March 2026. For specific details, please refer to the website of the Shanghai Stock Exchange at www.sse.com.cn.

(II) Settlement Progress and Countermeasures

In accordance with relevant laws and regulations, the Company hereby discloses the progress of the settlement work for the Current Tranche of the Targeted Debt Financing Instrument as of the date of this announcement:

The Company is currently making every effort to maintain daily operations and management, continuing to resolve its current risks and difficulties through market-oriented means. During this period, the Company will maintain ongoing communication with the holders of the Current Tranche of the Targeted Debt Financing Instrument and actively respond to their relevant demands. Furthermore, the Company will diligently strive to raise funds for debt repayment through multiple channels to protect the rights and interests of the holders, aiming to reach a mutually acceptable settlement plan as early as possible. The Company will continue to monitor the progress of relevant events, take proactive countermeasures to minimize any adverse impact on its operations and debt repayment abilities, and fulfill its information disclosure obligations in a timely manner in accordance with legal and regulatory requirements.

Investors are advised to pay attention to investment risks.

IV. Status of the Company's Overdue Debts

As of 31 March 2026, the Company has interest-bearing debts within the scope of the Company's consolidated financial statements with an overdue amount reaching RMB10 billion as follows:

Debt Type	Creditor Type	Reason for Overdue	Overdue Principal Balance as of 31 March 2026
Corporate Credit Bonds	Qualified Investors	Short-term liquidity pressure; failure to pay on time	RMB13.307 billion
Bank Loans	Banks	Short-term liquidity pressure; failure to pay on time	RMB15.507 billion
Non-Bank Financial Institution Loans	Non-bank financial institutions (Trusts, leasing companies, etc.)	Short-term liquidity pressure; failure to pay on time	RMB6.146 billion
Other Interest-Bearing Debts	Others	Short-term liquidity pressure; failure to pay on time	RMB7.613 billion
Total			RMB42.573 billion

Due to liquidity pressures, the Company and some of its subsidiaries are actively communicating with relevant creditors regarding certain debt items. The Company is focusing on the concerns of creditors, formulating and implementing solutions, and continuously advancing the resolution of overdue debts. The Company attaches great

importance to the rights and interests of its creditors. Moving forward, it will continue to monitor its debt situation, increase efforts in sales depletion and asset disposal, and reasonably plan repayment arrangements based on its operating conditions. Investors are advised to pay attention to investment risks.

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Guangzhou R&F Properties Co., Ltd.

29 April 2026

** For identification purposes only*