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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 Inclusion into the List of Dishonest Persons by a Subsidiary

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, 9 June 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. Ng Yau Wah, Daniel, Mr. Wong Chun Bong and Mr. Chow Oi Wah, Fergus.

* *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 Inclusion into
the List of Dishonest Persons by a Subsidiary

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.

(1) Newly added information on Dishonest Person

Guangzhou R&F Properties Co., Ltd. (hereinafter referred to as the “Company”) hereby announces the recent new information as dishonest person of its subsidiary as follows:

Name/Title of the Person/Entity subject to Enforcement	天津耀華房地產開發有限公司 (Tianjin Yaohua Properties Development Co., Ltd.*)
Enforcing Court	The People’s Court of Xiqing District, Tianjin
Province	Tianjin
Reference Number of Enforcement Basis	(2025) Jin 0111 Min Te No. 918
Filing Date	7 January 2026
Case Number	(2026) Jin 0111 Zhi No. 112
Entity Issuing the Enforcement Basis	The People’s Court of Xiqing District, Tianjin
Obligations Determined by Effective Legal Documents	In the case of a construction contract dispute between both parties, a mediation agreement was reached on 21 May 2025 under a mediation organization, as follows: I. The applicant, 天津耀華房地產開發有限公

司 (Tianjin Yaohua Properties Development Co., Ltd.*), shall pay RMB223,173.2 to the applicant, 東方誠建設集團有限公司 (Dongfangcheng Construction Group Co., Ltd.*), on or before 20 August 2025, upon which the accounts between both parties regarding this case shall be fully settled; II. The applicant, 東方誠建設集團有限公司 (Dongfangcheng Construction Group Co., Ltd.*), waives all other litigation claims, and there are no other disputes between the two parties; III. The mediation fee for this case is RMB2,323 (already received), which shall be borne by the applicant, 東方誠建設集團有限公司 (Dongfangcheng Construction Group Co., Ltd.*). Upon review, the Court holds that the mediation agreement reached by the applicants satisfies the statutory conditions for judicial confirmation of a mediation agreement. In accordance with Article 206 of the Civil Procedure Law of the People's Republic of China, it is ruled as follows: The mediation agreement reached on 21 May 2025 by the applicant 東方誠建設集團有限公司 (Dongfangcheng Construction Group Co., Ltd.*) and the applicant 天津耀華房地產開發有限公司 (Tianjin Yaohua Real Estate Development Co., Ltd.*) under the mediation organization is valid. The parties shall voluntarily perform their obligations in accordance with the provisions of the mediation agreement. If one party refuses to perform or fails to fully perform the obligations, the other party may apply to the People's Court for execution. After this ruling takes effect, the party bearing the obligation to pay money shall perform its obligations within the time limit specified in the effective legal document. If a party fails to perform

	within the time limit, it shall report its financial condition to the Court, and shall not engage in any conduct that obstructs or evades execution, such as transferring, concealing, or damaging property, or engaging in high consumption. The aforementioned content serves as the Notice of Execution. In the event of a violation of this article, after the execution of this case is docketed, the People’s Court may lawfully adopt compulsory measures against the relevant parties, including listing them as dishonest persons, restricting high consumption, imposing fines, or placing them under detention. Where a crime is constituted, criminal liability shall be pursued in accordance with the law.
Status of the Person/Entity subject to Enforcement	All unfulfilled
Details of Action by the Dishonest Person	Having the capacity to perform but refusing to perform the obligations determined by the effective legal document
Date of Publication	6 June 2026

(2) Impact Analysis and Countermeasures

Regarding the above-mentioned case, the Company and the relevant subsidiary is still actively communicating with relevant institutions to reach an appropriate solution. The Company will continue to monitor the progress of the relevant event, 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.

(No text below)

(No text for this page and this page was the stamping page for “Guangzhou R&F Properties Co., Ltd. – Announcement on Inclusion into the List of Dishonest Persons by a Subsidiary”)

Guangzhou R&F Properties Co., Ltd.

9 June 2026