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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 Litigations

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, 11 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 Major Litigations**

*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”) announced the major litigations involving the Company and its subsidiaries as follows:

#### **I. The litigation cases announced in this announcement**

1. In relation to the arbitration dispute case between the Dalian branch of a certain bank and 大連恒灣房地產開發有限公司 (Dalian Hengwan Properties Development Co., Ltd.\*), the Company has disclosed the details of the aforementioned case on 27 May 2026, details of which are available on the website of the Shanghai Stock Exchange ([www.sse.com.cn](http://www.sse.com.cn)). The progress of the case is now disclosed as follows:

According to the execution notice (2026) Liao 02 Zhi No. 195, the amount of the execution subject is RMB1,034,016,362.5; according to publicly available information, the case is currently at the stage of selecting a valuation institution. The Company will continue to monitor the progress of the relevant matter and fulfill its information disclosure obligations in a timely manner in accordance with relevant laws and regulations.

2. Recently, the Haikou branch of China Everbright Bank Co., Ltd. (as claimant) initiated a lawsuit in the Intermediate People’s Court of Haikou, Hainan Province against 海南富力房地產開發集團有限公司 (Hainan R&F Properties Development

Group Co., Ltd.\*) (as defendant) on the grounds that the defendant had failed to perform its loan repayment obligations, seeking the following claims: (1) to order the defendant to repay the loan principal and interest of RMB994,929,714.75 to the claimant, and pay the corresponding default interest and compound interest; (2) to order the defendant to pay the outstanding agency fees of RMB18,551,501.05 owed to the claimant; (3) to order the defendant to bear the legal service fees incurred by the claimant for asserting its claims; (4) to order and confirm that the claimant is entitled to a mortgage right over the land use rights, properties, construction-in-progress, and parking spaces of certain land parcels within the R&F Shoufu Project located at Guoxing Avenue, Haikou City, which are registered under the name of the defendant, 海南航孝房地產開發有限公司 (Hainan Hangxiao Real Estate Development Co. Ltd.\*), and is legally entitled to a priority right of compensation from the proceeds of auction, sale, or valuation thereof; (5) to order and confirm that the claimant is entitled to a pledge right over the 50 million equity interest in 海南航孝房地產開發有限公司 (Hainan Hangxiao Real Estate Development Co. Ltd.\*) held by the defendant, and is legally entitled to a priority right of compensation from the proceeds of auction, sale, or valuation thereof; (6) to order the defendant to provide additional qualified collaterals or margin deposits to the claimant equivalent to the value of the 0.1996% equity interest in 海南航孝房地產開發有限公司 (Hainan Hangxiao Real Estate Development Co. Ltd.\*); (7) to order Guangzhou R&F Properties Co., Ltd. and 海口富力會旅遊發展有限公司 (Hainan R&F Tourism Development Co., Ltd.\*) to bear joint and several liabilities for repaying the aforementioned loan principal and the corresponding interest, default interest, and compound interest; and (8) to order all litigation costs of this case be borne by the four defendants.

As of now, the aforementioned case is currently in the process of the first instance trial and no judgement has been rendered yet.

## **II. Impact Analysis and Countermeasures**

Regarding the above-mentioned litigation cases, the Company and its relevant subsidiaries are actively communicating with relevant authorities to reach an appropriate resolution. The Company will continue to pay attention to the progress of relevant events and promptly perform corresponding information disclosure obligations

in accordance with laws and regulations. Investors are advised to pay attention to investment risk.

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Guangzhou R&F Properties Co., Ltd.

11 June 2026