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, 10 July 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 Abbreviation: H16RF4
Bond Code: 136361	Bond Abbreviation: H16RF5
Bond Code: 135468	Bond Abbreviation: H16RF6
Bond Code: 155061	Bond Abbreviation: H18RF8
Bond Code: 155106	Bond Abbreviation: H18RF1
Bond Code: 155405	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. Litigations in this announcement

1. In relation to the 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.*) (the aforementioned companies are jointly defendants), the Company has disclosed the situation of the above case on 29 April 2025 and 29 April 2026. For details, please see the website of Shanghai Stock Exchange www.sse.com.cn. The progress of the case is now disclosed as follows:

According to the civil ruling (2025) Yue Min Zhong No. 3015, the case was handled as the claimant having automatically withdrawn the appeal. According to the execution notice (2025) Yue 01 Zhi Bao No. 5693, the Guangzhou Intermediate People's Court ordered the Company and the relevant subsidiaries to perform the following obligations in accordance with the civil judgement (2025) Yue 01 Min Chu No. 1084: (1) 英德市國豐置業投資有限公司 (Yingde Guofeng Properties Investment Co., Ltd.*), 廣州市貴麗實業發展有限公司 (Guangzhou Guili Enterprise Development Co., Ltd.*), 惠州富茂房地產開發有限公司 (Huizhou Fumao Properties Development Co., Ltd.*), 河源富升房地產開發有限公司 (Heyuan Fusheng Properties Development Co., Ltd.*), and Guangzhou R&F Properties Co., Ltd. shall pay an amount of RMB1,850,157,659.86 (provisional basis) to the applicant for execution; (2) the applicant for execution is entitled to a priority right of compensation in respect of the debts determined by the effective judgement from the proceeds of valuation, 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 廣州富力環球商品貿易港有限公司 (Guangzhou R&F Global Trade Port Co., Ltd.*); (3) the applicant for execution is entitled to a priority right of compensation in respect of the debts determined by the effective judgement from the proceeds of valuation, 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 梅州富力房地產開發有限公司 (Meizhou R&F Properties Development Co., Ltd.*); and (4) each of the persons subject to execution shall jointly pay the execution fee of RMB1,917,558 (provisional basis) to the court.

2. In relation to the loan dispute between an asset management company (as claimant) and 重慶富力瑜璟房地產開發有限公司 (Chongqing R&F Yujing Properties Development Co., Ltd.*), Guangzhou R&F Properties Co., Ltd., 貴陽富力地產開發有限公司 (Guiyang R&F Properties Development Co., Ltd.*), 廣州市貴麗實業發展有限公司 (Guangzhou Guili Enterprise Development Co., Ltd.*) (the aforementioned companies are jointly defendants), the Company has disclosed the details of the above case on 29 April 2025, 3 July 2025, 19 September 2025 and 3 July 2026 respectively, details of which are available on the website of the Shanghai Stock Exchange (www.sse.com.cn). The progress of the case is now disclosed as follows:

According to the execution notice (2025) Jin 03 Zhi No. 1043, the Tianjin Municipal No. 3 Intermediate People's Court required the Company to fully perform the obligations determined under the judgement (2024) Jin 03 Min Chu No. 232, failing which compulsory execution will be enforced. The subject matter of execution is RMB8,156,072.

3. The Guangzhou branch of a certain bank (as claimant) initiated a lawsuit in the Guangzhou Intermediate People's Court against Guangzhou R&F Properties Co., Ltd. and 海南三林發展有限公司 (Hainan Sanlin Development Co., Ltd.*) (as defendants), seeking the following claims from the court: (1) to order the defendant, Guangzhou R&F Properties Co., Ltd., to repay the loan principal of RMB384,570,000.00 and interest to the claimant; (2) to order the defendant, Guangzhou R&F Properties Co., Ltd., to pay liquidated damages to the claimant; (3) to order the defendant, Guangzhou R&F Properties Co., Ltd., to pay legal fees of RMB95,000.00 to the claimant; (4) to order that the claimant is entitled to a priority right of compensation, within the scope of the claims of this case, from the proceeds of valuation, auction, or sale of the land use rights of two parcels of land located at the Buyang and Renrong Village sectors of Chengmai Overseas Chinese Farm under the name of the defendant, 海南三林發展有限公司 (Hainan Sanlin Development Co., Ltd.*) ; and (5) to order that all litigation expenses of this case, including but not limited to case acceptance fees and property preservation fees, shall be fully borne by the two defendants. The above amounts temporarily total RMB432,978,195.00. The case is currently at the stage of first instance.

II. 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. Investors are advised to pay attention to investment risks.

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Guangzhou R&F Properties Co., Ltd.

10 July 2026

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