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, 15 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 loan contract dispute between a real estate development company and 贛州市富輝房地產開發有限責任公司 (Ganzhou Fuhui Properties Development Co., Ltd.*), Guangzhou R&F Properties Co., Ltd., 福州富力房地產開發有限公司 (Fuzhou R&F Properties Development Co., Ltd.*), 南昌富力智盛置業有限公司 (Nanchang R&F Zhisheng Properties Co., Ltd.*) and 北京金夏園房地產開發有限公司 (Beijing Jinshayuan Properties Development Co., Ltd.*), the Company has disclosed the situation and progress of the above case on 29 April 2024, 29 April 2025 and 3 July 2025, details of which are available on the website of the Shanghai Stock Exchange (www.sse.com.cn). The progress of the case is disclosed as follows:

According to the execution notice (2026) Hu 02 Zhi No. 180, the Shanghai Municipal No. 2 Intermediate People's Court required the Company to perform its obligations towards the real estate development company in accordance with the judgement (2024) Hu 02 Min Chu No. 7, failing which compulsory execution will be enforced. The subject matter of execution is RMB476,179,489.28, and the execution fee is RMB543,579.49.

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, 3 July 2026 and 10 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. 935, the Tianjin Municipal No. 3 Intermediate People's Court required the Company to settle the debt principal and interest etc. towards 上海鑽馬 (Shanghai Zuanma) in accordance with the judgement (2024) Jin 03 Min Chu No. 232, failing which compulsory execution will be enforced. The subject matter of execution is RMB1,763,207,426.74, and the execution fee is RMB1,830,607.3.

According to the execution notice (2025) Jin 03 Zhi No. 1043, the Tianjin Municipal No. 3 Intermediate People's Court required the Company to pay the litigation costs to the court in accordance with 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 Tianjin branch of a certain bank (as claimant) initiated a lawsuit in the Tianjin Municipal No. 1 Intermediate People's Court against 天津富力城房地產開發有限公司 (Tianjin R&F Properties Development Co., Ltd.*), 天津團泊綠島建設有限公司(Tianjin Tuanbo Ludao Construction Co., Ltd.*), Guangzhou R&F Properties Co., Ltd., 天津富力創客房地產開發有限公司 (Tianjin R&F Chuangke Properties Development Co., Ltd.*) and 天津百合灣建設有限公司(Tianjin Baihewan Construction Co., Ltd.*), seeking the following claims from the court: (1) to order the defendant, 天津富力城房地產開發有限公司 (Tianjin R&F Properties Development Co., Ltd.*), to repay the loan principal of RMB333,000,000.00 and interest and default interest to the claimant; (2) to order the defendants, 天津團泊綠島建設有限公司 (Tianjin Tuanbo Ludao Construction Co., Ltd.*), Guangzhou R&F Properties Co., Ltd., 天津富力創客房地產開發有限公司 (Tianjin R&F Chuangke Properties

Development Co., Ltd.*) and 天津百合灣建設有限公司(Tianjin Baihewan Construction Co., Ltd.*), to bear joint and several guarantee liabilities for the claims under item (1) above; (3) to order the defendants, 天津富力城房地產開發有限公司 (Tianjin R&F Properties Development Co., Ltd.*), 天津團泊綠島建設有限公司 (Tianjin Tuanbo Ludao Construction Co., Ltd.*) and 天津百合灣建設有限公司 (Tianjin Baihewan Construction Co., Ltd.*), to bear mortgage guarantee liabilities with the land use rights and construction-in-progress under their respective names, and that the claimant is entitled to a priority right of compensation from the proceeds of valuation, auction, or sale of the aforementioned mortgaged properties; and (4) to order that all expenses and costs of this case shall be jointly borne by the five defendants.

According to the civil judgement (2025) Jin 01 Min Chu No. 71, the Tianjin Municipal No. 1 Intermediate People's Court rendered a judgement as follows: (1) the defendant, 天津富力城房地產開發有限公司 (Tianjin R&F Properties Development Co., Ltd.*), shall repay the loan principal of RMB333,000,000 and relevant interest, default interest, compound interest, and legal fees to the claimant; (2) the defendants, 天津團泊綠島建設有限公司(Tianjin Tuanbo Ludao Construction Co., Ltd.*), Guangzhou R&F Properties Co., Ltd., 天津富力創客房地產開發有限公司 (Tianjin R&F Chuangke Properties Development Co., Ltd.*) and 天津百合灣建設有限公司 (Tianjin Baihewan Construction Co., Ltd.*), shall bear joint and several guarantee liabilities for the obligations under the aforementioned judgement; (3) the claimant is entitled to a priority right of compensation, within the scope of the claims confirmed by this judgement, from the proceeds of valuation, auction, or sale of the land use rights of the relevant land and relevant real properties under the names of the defendants; and (4) dismiss other litigation claims of the claimant.

According to the civil ruling (2026) Jin Min Zhong No. 12, the Tianjin Municipal High People's Court made the following ruling: The first instance judgement (2025) Jin 01 Min Chu No. 71 shall become legally effective from the date of service of this ruling. This ruling is a final ruling.

According to the execution notice (2026) Jin 01 Zhi No. 218, the Tianjin Municipal No. 1 Intermediate People's Court required the Company to perform its obligations determined under the civil judgement (2025) Jin 01 Min Chu No. 71. The subject matter of execution is RMB367,109,719.97, and the execution fee is RMB434,509.72.

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.

15 July 2026

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