

Hong Kong Exchanges and Clearing Limited and The Stock Exchange of Hong Kong Limited take no responsibility for the contents of this announcement, make no representation as to its accuracy or completeness and expressly disclaim any liability whatsoever for any loss howsoever arising from or in reliance upon the whole or any part of the contents of this announcement.



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, 22 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 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. Litigations in this announcement

1. The financial loan contract dispute among 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 and 29 April 2026. For details, please see the website of Shanghai Stock Exchange at www.sse.com.cn. The progress of the case is now disclosed as follows:

According to public information, the case is currently filed for execution by the Hainan No. 1 Intermediate People’s Court, with the filing date of 20 July 2026, under the case number (2026) Qiong 96 Zhi No. 622, and the subject matter of execution is RMB1,920,026,650.

2. The financial loan contract dispute among a bank and 佛山富力房地產開發有限公司 (Foshan R&F Properties Development Co., Ltd.*), 廣東新天鴻物業發展

有限公司 (Guangdong Xintianhong Properties Development Co., Ltd.*) and Guangzhou R&F Properties Co., Ltd..

The Company has disclosed the situation and progress of the above case on 29 April 2024, 30 August 2024, 29 April 2025 and 4 August 2025. For details, please see the website of Shanghai Stock Exchange at www.sse.com.cn. The progress of the above case is disclosed as follows:

According to public information, the Nanhai District People's Court of Foshan City has issued consumption restriction orders against 廣東新天鴻物業發展有限公司 (Guangdong Xintianhong Properties Development Co., Ltd.*), the Company, 佛山富力房地產開發有限公司 (Foshan R&F Properties Development Co., Ltd.*), as well as the legal representatives of the aforementioned three companies, prohibiting them from engaging in relevant high-consumption activities and consumption behaviors not essential for life and work.

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.

(No text below)

(No text for this page and this page was the stamping page for “Guangzhou R&F Properties Co., Ltd. – Announcement on Major Litigations”)

Guangzhou R&F Properties Co., Ltd.

22 July 2026

** For identification purposes only*