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 Matters and Related Progress

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, 3 September 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 Matters and Related Progress

*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", the "Issuer") announced the major matters and related progress during the duration of the corporate bonds as follows:

## I. The situation of litigation cases in this announcement

1. A financial loan dispute between an asset management company (as claimant) and 太原富力城房地產開發有限公司 (Taiyuan R&F Properties Development Co., Ltd.*), 太原啟富房地產開發有限公司 (Taiyuan Qifu Properties Development Co., Ltd.*), 太原富潤房地產開發有限公司 (Taiyuan Furun Properties Development Co., Ltd.*) and Guangzhou R&F Properties Co., Ltd. (the aforementioned companies are jointly defendants)

The Company has disclosed the details of the aforementioned case on 29 April 2026 and 27 May 2026, details of which are available on the website of the Shanghai Stock Exchange at www.sse.com.cn. The progress of the case is now disclosed as follows:

Recently, the Company received the Civil Ruling (2026) Yue Min Zhong No. 2806 issued by the Higher People's Court of Guangdong Province, which ruled that this case be handled as an automatic withdrawal of appeal by the appellant, 太原富力城房地產

開發有限公司 (Taiyuan R&F Properties Development Co., Ltd.*). This ruling is a final ruling.

**II. The situation of the Company's overdue debts**

As of 31 July 2026, the Company has interest-bearing debts within the scope of the Company's consolidated financial statements with an overdue amount reaching RMB10 million as follows:

| **Debt Type** | **Creditor Type** | **Reason for Overdue** | **Overdue Principal Balance as of 31 July 2026** |
|---|---|---|---|
| Corporate Credit Bonds | Qualified Investors | Short-term liquidity pressure; failure to pay on time | RMB16.744 billion |
| Bank Loans | Banks | Short-term liquidity pressure; failure to pay on time | RMB15.302 billion |
| Non-Bank Financial Institution Loans | Non-bank financial institutions (Trusts, leasing companies, etc.) | Short-term liquidity pressure; failure to pay on time | RMB7.294 billion |
| Other Interest-Bearing Debts | Others | Short-term liquidity pressure; failure to pay on time | RMB7.769 billion |
| Total | | | RMB47.109 billion |

Due to liquidity pressures, the Company and some of its subsidiaries are actively communicating with relevant creditors regarding certain debt items. The Company is focusing on the concerns of creditors, formulating and implementing solutions, and continuously advancing the resolution of overdue debts. The Company attaches great importance to the rights and interests of its creditors. Moving forward, it will continue to monitor its debt situation, increase efforts in sales depletion and asset disposal, and reasonably plan repayment arrangements based on its operating conditions. Investors are advised to pay attention to investment risks.

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Guangzhou R&F Properties Co., Ltd.

3 September 2026

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