R&F

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 Inclusion into the List of Dishonest Persons

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, 7 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 Inclusion into the List of Dishonest Persons

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.

(1) Newly added information on Dishonest Person

Guangzhou R&F Properties Co., Ltd. (hereinafter referred to as the "Company") hereby announces the recent new information as dishonest person as follows:

Name/Title of the Person/Entity subject to Enforcement	Guangzhou R&F Properties Co., Ltd.
Enforcing Court	The People's Court of Tianhe District, Guangzhou
Province	Guangdong
Reference Number of Enforcement Basis	(2025) Yue 0106 Min Zhu No. 35461
Filing Date	25 June 2026
Case Number	(2026) Yue 0106 Zhi No. 17253
Entity Issuing the Enforcement Basis	The People's Court of Tianhe District, Guangzhou
Obligations Determined by Effective Legal Documents	The person subject to enforcement shall make a one-off payment of a total of RMB429,243,975.35 to the applicant
Status of the Person/Entity subject to Enforcement	All unfulfilled
Details of Action by the Dishonest Person	Violation of the property reporting system
Date of Publication	3 September 2026

(2) Impact Analysis and Countermeasures

Regarding the above-mentioned case, the Company is still actively communicating with relevant institutions to reach an appropriate solution. The Company will continue to monitor the progress of the relevant event, take proactive measures to minimize the adverse impact on the Company’s production, operation and debt repayment ability, and promptly fulfill the 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 Inclusion into the List of Dishonest Persons”)

Guangzhou R&F Properties Co., Ltd.

7 September 2026