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

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 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

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") hereby announces the major matters during the period of the corporate bonds as follows:

I. New Restriction on High-level Consumption

(1) Situation of Restriction on High-level Consumption

The Company and its legal representative and chairman, Li Sze Lim, have recently been subject to restrictions on high-level consumption, as detailed below:

Case Number	Enforcement Court	Entity subject to Consumption Restriction Order	Related Person	Summary of the Restriction
(2026) Yue 0106 Zhi No. 17253	People's Court of Tianhe District, Guangzhou	Guangzhou R&F Properties Co., Ltd.	Li Sze Lim	The following high-consumption and non-essential consumption behaviors are prohibited: (i) choosing airplanes, soft sleeper trains, or second-class or higher cabins on

				ships when traveling; (ii) engaging in high-consumption activities in star-rated hostels, hotels, nightclubs, golf courses, and other similar venues; (iii) purchasing real estate or constructing, expanding, or luxuriously renovating houses; (iv) leasing high-end office buildings, hotels, apartments, and other similar venues for office use; (v) purchasing vehicles that are not necessary for business operations; (vi) traveling and vacationing; (vii) sending children to high-fee private schools; (viii) paying high premiums to purchase insurance and wealth management products; (ix) taking any seats on G-series high-speed trains, first-class or higher seats on other high-speed trains, and other non-essential consumption behaviors.

(2) Impact Analysis and Countermeasures

The Company is actively communicating with relevant authorities regarding the restrictions on high-level consumption. The restrictions on high-level consumption imposed on the Company, its legal representative and chairman have not yet had a significant adverse impact on its daily operations or debt repayment ability. The Company will closely monitor the progress of the case and strive to resolve the relevant issues as soon as possible, and will fulfill its information disclosure obligations in accordance with the law. Investors are advised to pay attention to investment risks.

II. Situation of Major Litigations and Arbitrations

(1) Situation of Arbitration Case

In relation to the trust loan contract despute among a trust company, as the Applicant, and 淮南淮富房地產開發有限公司 (Huainan Huaifu Properties Development Co., Ltd.*) (1st Respondent), Guangzhou R&F Properties Co., Ltd. (2nd Respondent), 淮北品富房地產開發有限公司 (Huaibei Taste Rich Properties Development Co., Ltd.*) (3rd Respondent), and 富力南京地產開發有限公司 (R&F Nanjing Properties Development Co., Ltd.*) (4th Respondent), the Company has disclosed the situation of the above case on 30 August 2024 and 3 July 2025. For details, please refer to the website of the Shanghai Stock Exchange at www.sse.com.cn. The progress of the above case is now disclosed as follows:

On 7 July 2025, the Intermediate People's Court of Huainan City, Anhui Province issued an Enforcement Notice ((2025) Wan 04 Zhi No. 175), ordering the aforementioned Respondents to: (1) fulfill the obligations specified in the Arbitral Award (2024) Shen Guo Zhong Cai No. 5054 issued by the Shenzhen International Arbitration Court, together with interest for delayed performance during the default period; and (2) bear the enforcement fees of the case amounting to RMB625,336.56.

Recently, the Intermediate People's Court of Huainan City, Anhui Province issued an Auction Notice (2025) Wan 04 Zhi No. 175, announcing that a judicial auction would be conducted on Taobao Judicial Auction Network Platform from 10:00 on 7 September 2026 to 10:00 on 8 September 2026 in respect of the land use rights of plot No. HGTP19033 located at the north side of Chaoyang Road and the south side of Fumin Road, Huainan Economic and Technological Development Zone, together with the above-ground buildings thereon, registered under the name of the 1st Respondent (淮南淮富房地產開發有限公司 (Huainan Huaifu Properties Development Co., Ltd.*))

(starting price: RMB144.81 million); and a total of 27 property units located at R&F Xiangcheng Mansion, No. 52 Gucheng East Road, Xiangshan District, registered under the name of the 3rd Respondent (淮北品富房地產開發有限公司 (Huaibei Taste Rich Properties Development Co., Ltd.*)) (specifically comprising Units 1801, 1804 of Building 31; Units 202, 401, 402, 1602, 1702 of Building 28; Units 202, 402 of Building 27; Units 201, 1704 of Building 25; Units 404, 902, 1804 of Building 24; Units 201, 202, 401, 702, 802, 902, 1001, 1102 of Building 23; and Units 102, 202, 302, 402, 602 of Building 20).

As at the date of this announcement, the above mentioned auction had already closed. According to the auction results displayed on Taobao Judicial Auction Network Platform, Unit 102 of Building 20, Unit 1001 of Building 23, and Unit 1702 of Building 28 at No. 52 Gucheng East Road, Xiangshan District, R&F Xiangcheng Mansion were successfully auctioned, while the auctions of all the remaining assets were failed.

(2) Impact Analysis and Countermeasures

In relation to the aforementioned case, the Company and its relevant subsidiaries are actively communicating with the relevant institutions in an effort to reach an amicable resolution. The Company will closely monitor the progress of the case, implement proactive countermeasures, and endeavor to minimize any adverse impact on the Company's business operations and debt repayment abilities. The Company will fulfill its information disclosure obligations in a timely manner in accordance with relevant laws and regulations. Investors are advised to pay attention to investment risks.

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Guangzhou R&F Properties Co., Ltd.

10 September 2026