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, 17 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") 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**
(2025) Yu 87 Zhi Hui No. 19	Chengdu-Chongqing Financial Court	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 dispute 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.*), Guangzhou R&F Properties Co., Ltd., 淮北品富房地產開發有限公司 (Huaibei Taste Rich Properties Development Co., Ltd.*), and 富力南京地產開發有限公司 (R&F Nanjing Properties Development Co., Ltd.*), the Company has disclosed the situation of the above case on 30 August 2024, 3 July 2025 and 10 September 2026. 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:

According to the Notice of Auction recently issued by the Intermediate People's Court of Huainan City, Anhui Province with Case No.: (2025) Wan 04 Zhi No. 175 and the disclosure on Taobao Judicial Auction Platform, the Intermediate People's Court of Huainan City, Anhui Province will conduct judicial auction on the Taobao Judicial Auction Platform from 10:00 on 29 September 2026 to 10:00 on 30 September 2026 in respect of the land use right and above-ground buildings thereon located at the north side of Chaoyang Road and south side of Fumin Road, Huainan Economic and Technological Development Zone (Plot No.: HGTP19033), owned by the execution defendant, 淮南淮富房地產開發有限公司 (Huainan Huaifu Properties Development Co., Ltd.*); and conduct judicial auction from 10:00 on 2 October 2026 to 10:00 on 3 October 2026 in respect of a total of 24 property units under the name of the execution defendant, 淮北品富房地產開發有限公司 (Huaibei Taste Rich Properties Development Co., Ltd.*), located at R&F Xiangcheng Mansion (namely Units 1801, 1804 of Building 31; Units 202, 401, 402, 1602 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, 1102 of Building 23; and Units 202, 302, 402, 602 of Building 20), No. 52 Gucheng East Road, Xiangshan District.

(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.

III. Situation of the Company's Overdue Debts

As of 31 August 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 August 2026
Corporate Credit Bonds	Qualified Investors	Short-term liquidity pressure; failure to pay on time	RMB16.728 billion
Bank Loans	Banks	Short-term liquidity pressure; failure to pay on time	RMB15.382 billion
Non-Bank Financial Institution Loans	Non-bank financial institutions	Short-term liquidity pressure; failure to pay on	RMB7.438 billion

	(Trusts, leasing companies, etc.)	time	
Other Interest-Bearing Debts	Others	Short-term liquidity pressure; failure to pay on time	RMB7.767 billion
Total			RMB47.315 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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17 September 2026