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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)

VOLUNTARY ANNOUNCEMENT

This announcement is made by Guangzhou R&F Properties Co., Ltd. (the “**Company**”) on a voluntary basis.

The Company notes that there are media reports concerning the grant of bail to Mr. Zhang Li, a director of the Company, by a court in London in connection with a case pending in the United States that involved Z&L Properties Inc.

The Company wishes to clarify that it did not provide any security money for the bail, it has no interest in Z&L Properties Inc. (which is owned by Mr. Zhang Li and his affiliate), and the case will not have any material adverse impact on the Company's business and operations.

By order of the Board
Guangzhou R&F Properties Co., Ltd.
Michael Lee
Company Secretary

13 December 2022, Hong Kong

As at the date of this announcement, the executive directors of the Company are Dr. Li Sze Lim, Mr. Zhang Li, Mr. Zhang Hui and Mr. Xiang Lijun; the non-executive directors are Ms. Zhang Lin and Ms. Li Helen; and the independent non-executive directors are Mr. Zheng Ercheng, Mr. Ng Yau Wah, Daniel and Mr. Wong Chun Bong.

** For identification purposes only*