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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)

ANNOUNCEMENT MADE PURSUANT TO

RULE 13.51B(2) AND RULE 13.51(2)(v) OF THE LISTING RULES

This announcement is made by Guangzhou R&F Properties Co., Ltd. (the “**Company**”) pursuant to Rule 13.51B(2) and Rule 13.51(2)(v) of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “**Listing Rules**”). Reference is made to the announcement of the Company dated 13 December 2022.

The Company was notified by Mr Zhang Li (“**Mr. Zhang**”), a director of the Company, that he was charged with conspiracy to commit honest services wire fraud under the laws in the U.S., and had settled the case by entering into a deferred prosecution agreement (the “**DPA**”) with the U.S. Attorney’s Office, Northern District of California.

As confirmed by the legal counsel to Mr. Zhang, and notified by Mr. Zhang to the Company, the DPA is not a conviction of the charge and provides that the charge will be dismissed if Mr. Zhang abides by the terms of the DPA.

The Company wishes to reiterate that neither the Company or any of its subsidiaries was involved in the case, and the case will not have any material adverse impact on the Company’s business and operations.

Mr. Zhang has confirmed to the Company that save as disclosed in this announcement, there is no information about Mr. Zhang that is required to be disclosed pursuant to Rules 13.51(2)(h) to (v) of the Listing Rules, and there are no matters about Mr. Zhang that need to be brought to the attention of the shareholders of the Company.

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

21 July 2023, 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*