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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)

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 the Progress of Major Litigation involving the Company and its Controlled Subsidiaries

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 August 2023

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 purpose only

Bond Code: 136360
Bond Code: 136361
Bond Code: 135468
Bond Code: 114022
Bond Code: 155061
Bond Code: 155106
Bond Code: 155405

Bond Abbreviation: H16RF4
Bond Abbreviation: H16RF5
Bond Abbreviation: H16RF6
Bond Abbreviation: 16RF11
Bond Abbreviation: H18RF8
Bond Abbreviation: H18RF1
Bond Abbreviation: H19RF2

Guangzhou R&F Properties Co., Ltd.

Announcement on the Progress of Major Litigation involving the Company and its Controlled Subsidiaries

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”) announced the progress of major litigation involving the Company and its controlled subsidiaries as follows:

I. The Progress

In relation to the loan contract dispute among two financial institutions, 上海啟富房地產開發有限公司 (Shanghai Qifu Properties Development Co., Ltd.*), Guangzhou R&F Properties Co., Ltd. and 上海富力房地產開發有限公司 (Shanghai R&F Properties Development Co., Ltd.*), the Company has disclosed the above case on 26 April 2023. Please refer to the website of the Shanghai Stock Exchange (www.sse.com.cn) and fixed income product zone of the Shenzhen Stock Exchange for details.

Recently, the Company received the civil judgment of the above case from 上海金融法院 (Shanghai Financial Court). The judgment results are as follows: (1) 上海啟富房地產開發有限公司 (Shanghai Qifu Properties Development Co., Ltd.*) shall repay the principal of the loan of RMB670,696,863, interest of RMB14,828,399.23

and related overdue interest to the first plaintiff; (2) 上海啟富房地產開發有限公司 (Shanghai Qifu Properties Development Co., Ltd.*) shall repay the loan principal of RMB536,603,137, interest of RMB11,864,491.35 and related overdue interest to the second plaintiff; (3) if 上海啟富房地產開發有限公司 (Shanghai Qifu Properties Development Co., Ltd.*) does not perform the repayment obligations of the above judgement, the plaintiffs can negotiate with 上海啟富房地產開發有限公司 (Shanghai Qifu Properties Development Co., Ltd.*) to sell the relevant mortgaged property located at 上海市奉賢區江海鎮 16 街坊 7/50 丘 (Jianghai Town 16 Neighborhood 7/50 Hill in Fengxian District, Shanghai*) or request the People's Court to auction or sell the above-mentioned property in accordance with the laws. The sale proceeds, after deducting the disposal expenses, will be paid according to the creditors' priority set out in the above judgement. If the sale proceeds exceed the entitled amount of the creditors, 上海啟富房地產開發有限公司 (Shanghai Qifu Properties Development Co., Ltd.*) shall be entitled to such amount. If the sale proceeds do not meet the entitled amount of the creditors, the shortfall will continue to be paid off by 上海啟富房地產開發有限公司 (Shanghai Qifu Properties Development Co., Ltd.); (4) Guangzhou R&F Properties Co., Ltd. and 上海富力房地產開發有限公司 (Shanghai R&F Properties Development Co., Ltd.*) are jointly and severally liable for the payment obligations of 上海啟富房地產開發有限公司 (Shanghai Qifu Properties Development Co., Ltd.*) under the above judgement, and after fulfilling the guarantee responsibility, can seek compensation from 上海啟富房地產開發有限公司 (Shanghai Qifu Properties Development Co., Ltd.*) within the guarantee scope; (5) the remaining claims of the plaintiffs are not supported; (6) 上海啟富房地產開發有限公司 (Shanghai Qifu Properties Development Co., Ltd.), Guangzhou R&F Properties Co., Ltd. and 上海富力房地產開發有限公司 (Shanghai R&F Properties Development Co., Ltd.*) shall jointly bear the case acceptance fee, property preservation fee and announcement fee of RMB6,300,383.91 in total.

II. The impact on the debt repayment ability of the Company

The above litigation judgement will not have material adverse impact on the Company's normal operation, financial situation and repayment ability. Investors are advised to pay attention to investment risks.

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(No text for this page and this page was the stamping page for “Guangzhou R&F Properties Co., Ltd. – Announcement on the Progress of Major Litigation involving the Company and its Controlled Subsidiaries”)

Guangzhou R&F Properties Co., Ltd.

9 August 2023

** For identification purposes only*