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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 Removal from the List of Dishonest Persons, and Litigations and Arbitrations

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, 31 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 Removal from the List of Dishonest Persons, and Litigations and Arbitrations

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 that the Company has been removed from the list of dishonest persons and the major litigations and arbitrations involving the Company and its controlled subsidiaries as follows:

I. Information on the Removal from the List of Dishonest Persons

The Company has announced on 28 July 2023 the existence of the Company as a dishonest person. 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 has properly handled the relevant matters and the Company has been removed from the list of dishonest persons.

II. Information on the litigations and arbitrations in this announcement

1. An asset management limited company filed a lawsuit with 瀋陽市中級人民法院 (Shenyang Intermediate People's Court*) on the grounds that 富力(瀋陽)房地產開發有限公司 (R&F (Shenyang) Properties Development Co., Ltd.*), 瀋陽恒高房地產開發有限公司 (Shenyang Henggao Properties Development Co., Ltd.*) and 鐵嶺恒蓮房地產發展有限公司 (Tieling Henglian Properties Development Co., Ltd.*) has not repaid the restructuring grace compensation on time, requesting 富力(瀋陽)房地產開發有限公司 (R&F (Shenyang) Properties Development Co., Ltd.*), 瀋陽恒高房地產開發有限公司 (Shenyang Henggao Properties Development Co., Ltd.*) and 鐵嶺恒蓮房地產發展有限公司 (Tieling Henglian Properties Development Co., Ltd.*) to jointly repay the debt restructuring principal, the restructuring grace compensation, penalty interest, and liquidated damages totaling RMB1,110,188,888.89, and pay the corresponding restructuring grace compensation and liquidated damages according to the agreed interest calculation until the date of actual settlement, requiring 瀋陽恒金房地產開發有限公司 (Shenyang Hengjin Properties Development Co., Ltd.*) and Guangzhou R&F Properties Co., Ltd. to bear joint and several guarantee liabilities, requiring to have priority compensation for the auction and sale of designated collaterals, and requesting 富力(瀋陽)房地產開發有限公司 (R&F (Shenyang) Properties Development Co., Ltd.*), 瀋陽恒高房地產開發有限公司 (Shenyang Henggao Properties Development Co., Ltd.*), 鐵嶺恒蓮房地產發展有限公司 (Tieling Henglian Properties Development Co., Ltd.*), 瀋陽恒金房地產開發有限公司 (Shenyang Hengjin Properties Development Co., Ltd.*) and Guangzhou R&F Properties Co., Ltd. to jointly bear the litigation costs, preservation fees, announcement fees etc. for realizing the creditor's rights.

As of now, the above case is in the process of first instance trial and has not yet been judged.

2. The loan disputes by an investment group limited company against 廣州鼎力創業投資有限公司 (Guangzhou Dingli Venture Capital Co., Ltd.*), 富力地產集團有限公司 (R&F Properties Group Co., Ltd.*), Guangzhou R&F Properties Co., Ltd. and 廣州聯順鋼鐵有限公司 (Guangzhou Lianshun Steel Co., Ltd.*)

The Company has disclosed the above case in August 2022 and 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 has received the second instance civil judgment issued by 廣州市中級人民法院 (Guangzhou Intermediate People's Court*). The verdict is as follows: the appeal was dismissed and the original judgment was upheld.

3. The project asset income right transfer dispute among an investment management limited company, 鹽城富力科創發展有限公司 (Yancheng R&F Technology Development Co., Ltd.*) and Guangzhou R&F Properties Co., Ltd.

The Company has disclosed the above case in August 2022 and on 20 March 2023, details of which please refer to the website of the Shanghai Stock Exchange (www.sse.com.cn) and the fixed income product zone on the Shenzhen Stock Exchange.

According to the public search results, the investment management limited company has recently applied to 鹽城市中級人民法院 (Yancheng Intermediate People's Court*) for execution (case number (2023) Su 09 Zhi No. 156), and the execution amount was RMB2,043,000,580.

4. The share equity transfer disputes by an investment management limited company against 太原富力城房地產開發有限公司 (Taiyuan R&F Properties Development Co., Ltd.*), Guangzhou R&F Properties Co., Ltd. and 太原聯富房地產開發有限公司 (Taiyuan Lianfu Properties Development Co., Ltd.*)

The Company has disclosed the above case in August 2022 and 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.

According to the public search results, the investment management limited company has recently applied to 廣州市中級人民法院 (Guangzhou Intermediate People's Court*) for execution (case number (2023) Yue 01 Zhi No. 5327), and the execution amount was RMB851,230,140.

5. The cooperation disputes in respect of the Dunhuafang project in Xinhualing District, Taiyuan by an investment management limited company against 太原富力城房地產開發有限公司 (Taiyuan R&F Properties Development Co., Ltd.*), Guangzhou R&F Properties Co., Ltd. and 太原富力興盛房地產開發有限公司 (Taiyuan R&F Xincheng Properties Development Co., Ltd.*)

The Company has disclosed the above case in August 2022 and 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.

According to the public search results, the investment management limited company has recently applied to 廣州市中級人民法院 (Guangzhou Intermediate People's Court*) for execution (case number (2023) Yue 01 Zhi No. 5821), and the execution amount was RMB1,500,330,240.

6. The cooperation disputes in respect of the Muchangtou project in Jinyuan District, Taiyuan by an investment management limited company against 太原富力城房地產開發有限公司 (Taiyuan R&F Properties Development Co., Ltd.*), Guangzhou R&F Properties Co., Ltd. and 太原永富房地產開發有限公司 (Taiyuan Yongfu Properties Development Co., Ltd.*)

The Company has disclosed the above case in August 2022 and 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.

According to the public search results, the investment management limited company has recently applied to 廣州市中級人民法院 (Guangzhou Intermediate People's Court*) for execution (case number (2023) Yue 01 Zhi No. 5822), and the execution amount was RMB1,608,089,600.

III. The Impact and the Countermeasures

Regarding the above-mentioned cases, the Company is actively communicating and negotiating with the relevant creditors. The above cases are not expected to have a

significant adverse impact on the Company's normal operation, financial situation and repayment ability. Investors are advised to pay attention to investment risks. In response to the above matters, the Company will perform its information disclosure obligations in strict compliance with the provisions and requirements of the laws and regulations according to the progress of the cases.

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Guangzhou R&F Properties Co., Ltd.

31 August 2023

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