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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 Progress of Material Matters

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, 4 August 2025

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. 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: 155061
Bond Code: 155106
Bond Code: 155405

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

Guangzhou R&F Properties Co., Ltd.

Announcement on Progress of Material Matters

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”) hereby announces the following progress of material matters during the term of the corporate bonds:

I. The Progress of the Material Matter on Bond Credit Enhancement Measures

(1) The Progress

Regarding the application by the Guangzhou branch of a bank (hereinafter referred to as the “Bank”) to execute the 廣州富力空港假日酒店(Holiday Inn Guangzhou Airport Zone) (hereinafter referred to as the “Hotel”) which was a collateral under the H16RF4, H16RF6 and H19RF2 bonds, the Company has disclosed it on 7 June 2024, 2 April 2025, 22 April 2025, 14 May 2025 and 10 June 2025. For details, please refer to the Shanghai Stock Exchange website at www.sse.com.cn. Unless otherwise defined, the terms defined by the Company in the foregoing announcements shall have the same meanings as in this announcement.

The progress of the above matter is disclosed as follows:

According to the information on the Taobao judicial auction network platform, as

of the date of this announcement, the auction of the Hotel by the Guangzhou Intermediate Court has concluded and the sale of the Hotel was failed.

(2) Impact Analysis and Countermeasures

In order to protect the legitimate rights and interests of bondholders, the Company will continue to actively communicate with the Bank and strive to reach an appropriate solution. If the Hotel is subsequently successfully disposed of, the Company will implement it in accordance with the relevant holder meeting resolutions and mortgage agreements of the H16RF4, H16RF6 and H19RF2 bonds to protect the legitimate rights and interests of bondholders. The Company will strictly comply with the requirements of relevant laws and regulations, conscientiously perform its information disclosure obligations, and disclose the information in a timely manner according to the progress of the matter.

II. The Progress of the Litigations

(1) The Progress

1. The contract dispute among a trust company with the Company, 太原啟富房地產開發有限公司(Taiyuan Qifu Properties Development Co., Ltd.*) and 太原富力盛達房地產開發有限公司 (Taiyuan R&F Shengda Properties Development Co., Ltd.*)

The Company has disclosed the above case on 26 April 2023 and 5 January 2024. For details, please refer to the Shanghai Stock Exchange website at www.sse.com.cn.

The progress of the above case is disclosed as follows:

The trust company has applied to the Shenzhen Intermediate People's Court for compulsory execution of the case. According to the relevant auction notice issued by the Shenzhen Intermediate People's Court and information displayed on the Taobao judicial auction network platform, the Shenzhen Intermediate People's Court recently held a public auction for the following properties and parking spaces owned by the

Company: Ground Floor, No. 50 Hepan Second Street, Zengcha Road, Baiyun District; Ground Floor, No. 325 Hepan Second Street, Zengcha Road, Baiyun District; Ground Floor, No. 254-272 (Even Number) Hepan Second Street, Zengcha Road, Baiyun District; Ground Floor of 9-10, 12-14, No. 72 Enzhou Bei Heng Street, Liwan District; Parking No. 30, Basement 1, No. 64 Enzhou Bei Heng Street, Longjin West Road, Liwan District; Parking No. 34, Basement 1, No. 64 Enzhou Bei Heng Street, Longjin West Road, Liwan District; Parking No. B107, Basement 1, No. 64 Enzhou Bei Heng Street, Longjin West Road, Liwan District; Parking No. B113, Basement 1, No. 64 Enzhou Bei Heng Street, Longjin West Road, Liwan District; Parking No. B114, Basement 1, No. 64 Enzhou Bei Heng Street, Longjin West Road, Liwan District; Parking No. B117, Basement 1, No. 64 Enzhou Bei Heng Street, Longjin West Road, Liwan District; Parking No. B125, Basement 1, No. 64 Enzhou Bei Heng Street, Longjin West Road, Liwan District; Parking No. B127, Basement 1, No. 64 Enzhou Bei Heng Street, Longjin West Road, Liwan District; Parking No. B128, Basement 1, No. 64 Enzhou Bei Heng Street, Longjin West Road, Liwan District; Parking No. B136, Basement 1, No. 64 Enzhou Bei Heng Street, Longjin West Road, Liwan District; Parking No. B138, Basement 1, No. 64 Enzhou Bei Heng Street, Longjin West Road, Liwan District; Parking No. B139, Basement 1, No. 64 Enzhou Bei Heng Street, Longjin West Road, Liwan District; Parking No. B142, Basement 1, No. 64 Enzhou Bei Heng Street, Longjin West Road, Liwan District.

As of the date of this announcement, according to the information displayed on the Taobao judicial auction network platform, the first auction of the above-mentioned properties and parking spaces has ended. Among them, the Parking No. B128, Basement 1, No. 64 Enzhou Bei Heng Street, Longjin West Road, Liwan District has been withdrawn due to an objection to execution filed by a third party; the Parking No. B139, Basement 1, No. 64 Enzhou Bei Heng Street, Longjin West Road, Liwan District, Guangzhou City was sold at the first auction for RMB236,460; the remaining properties and parking spaces all failed to sell at the first auction.

2. The financial loan contract dispute among a bank and 佛山富力房地產開發有限公司 (Foshan R&F Properties Development Co., Ltd.*), 廣東新天鴻物業發展有限公司 (Guangdong Xintianhong Properties Development Co., Ltd.*) and Guangzhou R&F Properties Co., Ltd.

The Company has disclosed the situation and progress of the above case on 29 April 2024, 30 August 2024 and 29 April 2025. For details, please see the website of Shanghai Stock Exchange at www.sse.com.cn.

The progress of the above case is disclosed as follows:

The bank has applied for compulsory execution of this case to the Nanhai District People's Court of Foshan City. According to information displayed on the JingDong judicial auction network platform, the Nanhai District People's Court of Foshan City will conduct a public auction on the JingDong judicial auction network platform from 10:00 on 18 August 2025 to 10:00 on 19 August 2025 (excluding extensions) for the following properties: 387 properties (entire auction) located at Rooms 406 and 407, South China International Financial Center, No. 28 Haiwu Road, Guicheng Street, Nanhai District, Foshan City, Guangdong Province, with a starting price of RMB 390,000,000.

(2) Impact Analysis and Countermeasures

Regarding the afore-mentioned cases, the Company and its subsidiaries are actively communicating with relevant authorities to reach an appropriate resolution. The Company will continue to monitor the progress of these events and implement proactive measures to mitigate any adverse impacts on its operations and debt repayment ability, while also fulfilling its information disclosure obligations in a timely manner in accordance with laws and regulations.

III. The Progress of the Offshore Debt Restructuring

1. The Progress

Regarding the offshore debt restructuring of the Company and its related progress, the Company has made disclosures on 19 December 2024, 24 January 2025, 4 March 2025, 2 April 2025 and 19 May 2025. For details, please refer to the Shanghai Stock Exchange website at www.sse.com.cn. Unless otherwise defined, the terms defined by

the Company in the foregoing announcements shall have the same meanings as in this announcement.

The progress of the above matter is disclosed as follows:

In order to facilitate creditors to consider the restructuring proposal and complete the accession process of the restructuring support agreement, the transaction companies have amended the accession deadline to 4:00 p.m. London time on 12 September 2025.

2. Impact Analysis and Countermeasures

The above-mentioned offshore debt restructuring is not expected to have a significant adverse impact on the Company's normal production and operations and repayment ability of the onshore bonds. The Company will continue to pay attention to the progress of the above matter and fulfill its information disclosure obligations in accordance with the provisions and requirements of laws and regulations.

IV. Inclusion into the List of Dishonest Persons

1. The Progress

Recently, there was the following additional information on dishonest person of the Company:

Name/Title of the Person/Entity subject to Enforcement	Guangzhou R&F Properties Co., Ltd.
Enforcing Court	Tianhe District People's Court of Guangzhou City
Reference Number of Enforcement Basis	(2024) Yue 0106 Min Chu No. 35015
Filing Date	24 March 2025
Case Number	(2025) Yue 0106 Zhi No. 7241
Entity Issuing the Enforcement Basis	Tianhe District People's Court of Guangzhou City
Status of the Person/Entity subject to Enforcement	All unfulfilled
Details of Action by the Dishonest Person	Violation of property reporting regulation

Date of Publication	30 July 2025
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2. Impact Analysis and Countermeasures

The above matter has not yet had any significant adverse impact on the Company's daily operations and repayment ability for the onshore bonds. Regarding the aforementioned case, the Company is actively communicating with the relevant parties. The Company will continue to monitor the progress of the relevant case and promptly fulfill its corresponding information disclosure obligations in accordance with laws and regulations. Investors are advised to pay attention to investment risk.

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Guangzhou R&F Properties Co., Ltd.

4 August 2025