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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 Major Matters and related Progress

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, 3 July 2026

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. Ng Yau Wah, Daniel, Mr. Wong Chun Bong and Mr. Choi Oi Wah, Fergus.

* *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 Major Matters and related Progress

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 major matters and related progress during the period of the Company’s corporate bonds as follows:

I. Implementation of Action Plan to Resolve Auditor’s Disclaimer of Opinion on the Annual Consolidated Financial Statements

(1) Latest Situation of the Action Plan

According to the annual report of the Company for the year ended 31 December 2024 published on 29 April 2025 (hereinafter referred to as the “Annual Report”) on The Stock Exchange of Hong Kong Limited (hereinafter referred to as the “HKEx”), the auditor did not express an opinion on the consolidated financial statements of the Company and its subsidiaries (collectively the “Group”) for the 2024 financial year due to multiple uncertainties relating to going concern. The Company proposed to implement the action plan as set out on pages 51 to 52 of the Annual Report to address the disclaimer of opinion. The Company has disclosed an announcement on the website of the Shanghai Stock Exchange (hereinafter referred to as the “SSE”) on 14 January 2026 in respect of the implementation update of the Group’s action plan for the period from July 2025 to December 2025. The latest update on the implementation of the action plan by the Company from 1 January 2026 to the date

of this announcement (hereinafter referred to as the “Relevant Period”) is hereby disclosed as follows:

I. Offshore Debt Restructuring

According to the announcements of the Company published on the HKEx dated 16 December 2024, 23 January 2025, 28 February 2025, 31 March 2025, 16 May 2025, 31 July 2025, 12 September 2025, 26 September 2025, 10 October 2025, 14 October 2025, 14 November 2025 and 28 November 2025, the restructuring of the in-scope debt comprising the 6.5% Cash/7.5% PIK senior notes due in 2025, 2027 and 2028 respectively issued by Easy Tactic Limited (hereinafter referred to as the “Notes Issuer”), a subsidiary of the Company, and any other financial indebtedness of the Group as designated by the Company, the Notes Issuer and R&F Properties (HK) Company Limited (hereinafter referred to as “R&F (HK)”, and together with the Company and the Notes Issuer, the “Transaction Companies”) at their sole discretion.

On 16 December 2024, the Company announced a restructuring proposal for the offshore debt restructuring and the related terms of the restructuring support agreement. On 14 October 2025, the Transaction Companies entered into an amendment agreement to effect certain amendments to the restructuring support agreement which were considered beneficial to the interests of the scheme creditors and other stakeholders as a whole. As of 12 December 2025, scheme creditors representing over 77% of the aggregate outstanding principal amount of the in-scope debt have acceded to the amended restructuring support agreement. The offshore debt restructuring will significantly reduce the offshore debt leverage ratio of the Group, enabling the Company to better manage its operations upon completion of the restructuring, and create long-term value for stakeholders after the completion of the restructuring.

As of the date of this announcement, the offshore restructuring is in progress. The Company intends to formally propose a scheme of arrangement to implement the offshore restructuring in 2026, and will endeavour to consummate the offshore restructuring by the end of 2026. Further announcement(s) will be made by the Company to inform shareholders and other investors of the Company of any material developments relating to the offshore restructuring as and when appropriate.

II. Onshore Restructuring of Domestic Bonds

According to the announcements of the Company dated 10 September 2025 and 11 November 2025 made on HKEx in relation to the restructuring of the Company's domestic corporate bonds, in view of the Company's overall operating situation, the Company has proposed to offer a holistic restructuring of the Company's domestic corporate bonds for the Company's domestic bondholders, including cash repurchase (現金購回), debt settlement with assets (以物抵債), debt offsetting by accounts receivable trust units (應收賬款信託份額抵債), debt offsetting by asset trust units (資產信託份額抵債), payment via equity economic income right (股票經濟收益權兌付) and full debt retention and long-term extension (全額留債長展期). In November 2025, the restructuring proposal in relation to one of the domestic bonds in the outstanding principal amount of approximately RMB1.68 billion has been passed in the relevant bondholders' meeting. In addition, according to the announcement on the SSE, the domestic bonds "H19RF2" has also passed the resolutions on restructuring in the relevant bondholders' meeting recently. The Company is advancing the onshore restructuring by convening bondholders' meetings for the remaining domestic bonds within the scope of the onshore restructuring.

If the onshore restructuring plan can be smoothly implemented and completed, it will ease the Company's short-term debt repayment pressure, reduce the Company's debt ratio, optimize the debt structure, and improve the financial situation; at the same time, it will enable the Company to focus more on its core business, stabilize operations, and improve operational capabilities.

III. Asset Sale

On 26 May 2026, the Group entered into an agreement to sell 33.34% equity interest in a target company (which holds mainly the International Grand City (IGC Mall) in Tianhe District Guangzhou, Conrad Guangzhou and related underground parking spaces) to a subsidiary of Sun Hung Kai Properties Limited. Details of the disposal are set out in the announcement of the Company on the website of the SSE on 27 May 2026.

IV. Other Progress

The Group has been implementing measures to accelerate the pre-sales and sales of its properties under development and completed properties, and to speed up the collection of outstanding sales proceeds and other receivables. In addition, the Group

has continued to actively adjust sales and pre-sale activities to better respond to changing markets to achieve the latest budgeted sales and pre-sales volumes and amounts.

In addition, during the relevant period, the Group has been in active discussions with the relevant existing lenders to extend, refinance or restructure the Group's borrowings and has successfully extended certain borrowings. The Group has also continued to make adjustments to control administrative costs and contain unnecessary capital expenditures to preserve liquidity as well as to actively assess additional measures to further reduce discretionary spending. Furthermore, the Group has also continued to seek suitable opportunities to dispose of the equity interest in certain project development companies to generate additional cash inflows. While it has continued to seek for new sources of financing to address upcoming financial obligations and future operating cash flow requirements, these efforts are ongoing and would require time to formulate or implement due to ongoing changes in market conditions. The Group has also continued to use its best endeavours to reach a solution on the outstanding litigations of the Group.

(2) Impact Analysis

The aforementioned action plans adopted or to be adopted by the Company will improve the operating conditions of the Company, reduce the financial burden of the Company, increase the future cash flows of the Company, enhance the solvency of the Company's bonds, and facilitate the advancement of the debt restructuring work. The Company will continue to make every effort to execute such action plans with a view to resolving the issue of the disclaimer of opinion by the auditor as soon as possible. The Company will continue to closely monitor the progress of relevant matters and fulfill its information disclosure obligations in accordance with the provisions and requirements of laws and regulations.

Investors are advised to exercise caution and pay attention to investment risks.

II. The Status and Progress of the Major Litigations in this Announcement

1. A financial loan dispute between an asset management company (as claimant) and 重慶富力瑜璟房地產開發有限公司 (Chongqing R&F Yujing Properties

Development Co., Ltd.*), Guangzhou R&F Properties Co., Ltd., 貴陽富力地產開發有限公司 (Guiyang R&F Properties Development Co., Ltd.*), 廣州市貴麗實業發展有限公司 (Guangzhou Guili Enterprise Development Co., Ltd.*) (the aforementioned companies are jointly defendants). The Company has disclosed the details of the above case on 29 April 2025, 3 July 2025 and 19 September 2025 respectively, details of which are available on the website of the Shanghai Stock Exchange (www.sse.com.cn). The progress of the case is now disclosed as follows:

Recently, the Company received a summons from the Tianjin Municipal No. 3 Intermediate People's Court, summoning the Company to participate in the procedure for selecting and determining the reference price for property disposal. The litigation is currently at the execution stage. The Company will continue to monitor the progress of relevant matters and fulfill its information disclosure obligations in a timely manner in accordance with relevant laws and regulations.

2. The Guangzhou Branch of a certain bank (as claimant) initiated a lawsuit in the People's Court of the Tianhe District, Guangzhou against 清遠富力房地產開發有限公司 (Qingyuan R&F Properties Development Co., Ltd.*), 英德市國豐置業投資有限公司 (Yingde Guofeng Properties Co., Ltd.*), Guangzhou R&F Properties Co., Ltd., and 梅州富力房地產開發有限公司 (Meizhou R&F Properties Development Co., Ltd.*), as defendants, seeking the following claims: (1) to declare that the loan has become due in advance, and to order the defendants to immediately repay the loan principal of RMB399,989,800.00 and interest, compound interest, default interest, etc. to the claimant; (2) to order that the claimant is entitled to a priority right of compensation from the proceeds of valuation, auction, or sale of the 280 units of construction-in-progress and 136 items of collaterals provided by the defendants; (3) to order that the claimant is entitled to a priority right of compensation, within the scope of the pledge guarantee, from the proceeds of valuation, auction, or sale of the 100% equity interest in 清遠富力房地產開發有限公司 (Qingyuan R&F Properties Development Co., Ltd.*) held by Guangzhou R&F Properties Co., Ltd.; (4) to order that the defendants to bear joint and several liabilities for clearing the aforementioned claims; and (5) to order that the litigation costs, property preservation fees, and other expenses of this case shall be borne by the defendants.

In March 2026, the People's Court of the Tianhe District, Guangzhou made a judgement of first instance as follows: (1) The defendant, 清遠富力房地產開發有限

公司 (Qingyuan R&F Properties Development Co., Ltd.*), shall, within ten days from the date on which this judgement becomes legally effective, repay to the claimant the loan principal of RMB399,989,800.00, and the interest, compound interest, and default interest (as of 20 June 2025, the interest was RMB29,039,307.72, the compound interest was RMB163,417.63, and the default interest was RMB51,450.00; from 21 June 2025 up to the date of actual settlement, the compound interest shall be calculated based on the due and unpaid interest, and the default interest shall be calculated based on the actual outstanding principal, both at the loan interest rate plus a 50% premium); (2) The claimant is entitled to a priority right of compensation from the proceeds of valuation, auction, or sale of the 280 units of construction-in-progress provided by the defendant, 清遠富力房地產開發有限公司 (Qingyuan R&F Properties Development Co., Ltd.*); (3) The claimant is entitled to a priority right of compensation from the proceeds of valuation, auction, or sale of the 136 items of collaterals provided by the defendant, 英德市國豐置業投資有限公司 (Yingde Guofeng Properties Co., Ltd.*); (4) The claimant is entitled to a priority right of compensation, within the scope of the pledge guarantee, from the proceeds of valuation, auction, or sale of the 100% equity interest in 清遠富力房地產開發有限公司 (Qingyuan R&F Properties Development Co., Ltd.*) held by the defendant, Guangzhou R&F Properties Co., Ltd.; and (5) The defendants, Guangzhou R&F Properties Co., Ltd. and 梅州富力房地產開發有限公司 (Meizhou R&F Properties Development Co., Ltd.*), shall bear joint and several liabilities for clearing the aforementioned first item of debt of the defendant, 清遠富力房地產開發有限公司 (Qingyuan R&F Properties Development Co., Ltd.*), as well as the litigation expenses of this case. The case acceptance fee of RMB2,195,609 shall be borne by the defendant, 清遠富力房地產開發有限公司 (Qingyuan R&F Properties Development Co., Ltd.*).

Recently, the Company received an execution notice (2026) Yue 0106 Zhi No. 17253 issued by the People's Court of the Tianhe District, Guangzhou, requiring the defendants to perform their obligations in accordance with the content of the first instance judgement.

3. The Shanghai Branch of a certain bank (as claimant) initiated a lawsuit in the Shanghai Financial Court against 上海眾弘置業發展有限公司 (Shanghai Zhonghong 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.*) as defendants, seeking the following claims from the court: (1) to order the

defendant, 上海眾弘置業發展有限公司 (Shanghai Zhonghong Properties Development Co., Ltd.*), to repay the loan principal of RMB799,688,317.09 to the claimant, pay the interest accrued up to 10 September 2025 of RMB99,742,519.45 to the claimant, and pay the overdue interest of RMB2,892,407.30 to the claimant; and pay overdue interest to the claimant in respect of all delayed payments of principal and interest; (2) to order that the claimant is entitled to a priority right of compensation, within the scope of the claims determined by the judgement of this case, from the proceeds of valuation, auction, or sale of the collaterals provided by the defendants, 上海眾弘置業發展有限公司 (Shanghai Zhonghong Properties Development Co., Ltd.*) and 上海富力房地產開發有限公司 (Shanghai R&F Properties Development Co., Ltd.*), for which mortgage registration has been completed; (3) to order the defendant, 上海眾弘置業發展有限公司 (Shanghai Zhonghong Properties Development Co., Ltd.*), to compensate the claimant for the legal fees of RMB287,800.00 incurred for the realization of its claims; and (4) to order the defendant, Guangzhou R&F Properties Co., Ltd., to bear joint and several liabilities for all the aforementioned litigation claims.

In April 2026, the Shanghai Financial Court rendered a judgement of first instance as follows: (1) The defendant, 上海眾弘置業發展有限公司 (Shanghai Zhonghong Properties Development Co., Ltd.*), shall, within ten days from the date on which this judgement becomes legally effective, repay to the claimant the loan principal of RMB799,688,317.09, and pay the interest accrued during the term up to 24 September 2025 of RMB100,476,986.45, and the overdue interest of RMB2,210,341.95 for the overdue repayment of principal during the period from 31 January 2024 to 29 March 2024; (2) The defendant, 上海眾弘置業發展有限公司 (Shanghai Zhonghong Properties Development Co., Ltd.*), shall, within ten days from the date on which this judgement becomes legally effective, pay to the claimant the overdue interest calculated at an annual interest rate of 10.65% from 25 September 2025 up to the date of actual settlement, based on the loan principal of RMB799,688,317.09 and the interest of RMB100,476,986.45; (3) The defendant, 上海眾弘置業發展有限公司 (Shanghai Zhonghong Properties Development Co., Ltd.*), shall, within ten days from the date on which this judgement becomes legally effective, compensate the claimant for the loss of legal fees of RMB287,800.00; (4) The defendant, Guangzhou R&F Properties Co., Ltd., shall bear joint and several liabilities for clearing the obligations of the defendant, 上海眾弘置業發展有限公司 (Shanghai Zhonghong Properties Development Co., Ltd.*) under items (1) to (3) of the aforementioned judgement. After performing its guarantee liability, the defendant, Guangzhou R&F Properties Co., Ltd., shall have the

right of recourse against the defendant, 上海眾弘置業發展有限公司 (Shanghai Zhonghong Properties Development Co., Ltd.*); (5) If the defendant, 上海眾弘置業發展有限公司 (Shanghai Zhonghong Properties Development Co., Ltd.*), fails to perform its obligations under items (1) to (3) of the aforementioned judgement, the claimant may enter into an agreement with the defendant, 上海富力房地產開發有限公司(Shanghai R&F Properties Development Co., Ltd.*), to evaluate and acquire the equity interest in 上海眾弘置業發展有限公司 (Shanghai Zhonghong Properties Development Co., Ltd.*) (with the pledged equity amount of RMB100 million) as recorded in the “Notice of Equity Pledge Registration” pledged by the defendant, 上海富力房地產開發有限公司(Shanghai R&F Properties Development Co., Ltd.*), or may legally request the People’s Court to auction or sell the aforementioned pledged property, and shall be entitled to a priority right of compensation from the proceeds thereof, after deducting disposition expenses, within the scope of the claims determined by the aforementioned judgements (1), (2), and (3). The portion of the proceeds from the auction or sale of the aforementioned pledged property exceeding the amount of the claims shall belong to the defendant, 上海富力房地產開發有限公司(Shanghai R&F Properties Development Co., Ltd.*), and any shortfall shall be continuously cleared by the defendant, 上海眾弘置業發展有限公司 (Shanghai Zhonghong Properties Development Co., Ltd.*); (6) If the defendant, 上海眾弘置業發展有限公司 (Shanghai Zhonghong Properties Development Co., Ltd.*), fails to perform its obligations under items (1) to (3) of the aforementioned judgement, the claimant may enter into an agreement with the defendant, 上海眾弘置業發展有限公司 (Shanghai Zhonghong Properties Development Co., Ltd.*), to evaluate and acquire the collaterals specified in the relevant “Real Estate Registration Certificate” registered under the name of the defendant, 上海眾弘置業發展有限公司 (Shanghai Zhonghong Properties Development Co., Ltd.*), or apply for the auction or sale of the collaterals, and shall be entitled to a priority right of compensation from the proceeds thereof within the limit of the guaranteed principal claims recorded in the aforementioned “Real Estate Registration Certificate” respectively. The portion of the proceeds exceeding the amount of the claims shall belong to the defendant, 上海眾弘置業發展有限公司 (Shanghai Zhonghong Properties Development Co., Ltd.*), and any shortfall shall be continuously cleared by the defendant, 上海眾弘置業發展有限公司 (Shanghai Zhonghong Properties Development Co., Ltd.*); and (7) Dismiss other litigation claims of the claimant.

Recently, the Company received an execution notice (2026) Hu 74 Zhi No. 873

issued by the Shanghai Financial Court, requiring the defendants to perform their obligations in accordance with the content of the first instance judgement.

4. A certain asset management company (as claimant) initiated a lawsuit in the Guiyang Intermediate People's Court against 凱裡嘉瑞禾置業發展有限公司(Kaili Jiaruihe Property Development Co., Ltd.*) (hereinafter referred to as "Kaili Jiaruihe"), 貴陽園成置業有限公司 (Guiyang Yuancheng Property Co., Ltd.*) (hereinafter referred to as "Guiyang Yuancheng"), 貴州嘉瑞禾瑞龍酒店管理有限公司 (Guizhou Jiaruihe Ruilong Hotel Management Co., Ltd.*) (hereinafter referred to as "Jiaruihe Ruilong Hotel"), Guangzhou R&F Properties Co., Ltd. (hereinafter referred to as "Guangzhou R&F"), 廣州富力地產(重慶)有限公司(Guangzhou R&F Properties (Chongqing) Co., Ltd.*) (hereinafter referred to as "Guangzhou R&F Chongqing"), 貴陽富力地產開發有限公司(Guiyang R&F Real Estate Development Co., Ltd.*) (hereinafter referred to as "Guiyang R&F"), Long Xiangbin (龍向彬), Yang Zhidan (楊治丹), and 貴州海明房地產開發有限公司(Guizhou Haiming Real Estate Development Co., Ltd.*) (hereinafter referred to as "Guizhou Haiming"), as defendants, seeking the following claims from the court: (1) to order the defendants, Kaili Jiaruihe and Guiyang Yuancheng, to pay the outstanding balance of debt restructuring of RMB395,722,736.13 to the claimant; (2) to order the defendants, Kaili Jiaruihe and Guiyang Yuancheng, to pay the debt restructuring compensation of RMB60,055,322.10 to the claimant; (3) to order the defendants, Kaili Jiaruihe and Guiyang Yuancheng, to pay the liquidated damages of RMB43,819,124.79 to the claimant; (4) to order the defendants, Jiaruihe Ruilong Hotel, Guangzhou R&F, Yang Zhidan and Long Xiangbin, to bear joint and several liabilities for clearing the debts under the aforementioned first, second, and third litigation claims; (5) to legally request to confirm that the order of priority for clearing the aforementioned four items of debt shall be: all expenses incurred from the debt restructuring, liquidated damages, debt restructuring grace period compensation, and principal of the restructured debt; (6) to legally request to confirm that the claimant is entitled to a priority right of compensation from the proceeds of valuation, auction, or sale of the relevant collaterals under the name of the defendant, Kaili Jiaruihe, within the scope of the claimant's claims and expenses determined by the aforementioned first, second, and third litigation claims; (7) to legally request to confirm that the claimant is entitled to a priority right of compensation over the accounts receivable of RMB276,950,430.20 due from Guizhou Haiming to the defendant, Guangzhou R&F Chongqing; (8) to legally request to confirm that the claimant is entitled to a priority right of compensation from the proceeds of valuation,

auction, or sale of the pledged assets, namely the 51% equity interest in Guizhou Haiming held by the defendant, Guangzhou R&F, the 20% equity interest in Kaili Jiaruihe held by Yang Zhidan, and the 80% equity interest in Kaili Jiaruihe held by Guiyang R&F, within the scope of the claimant's claims and expenses determined by the aforementioned first, second, and third litigation claims; and (9) to request that the case acceptance fee, property preservation fees, and litigation preservation insurance fees of this case shall be borne by the defendants.

In December 2025, the Guiyang Intermediate People's Court rendered a judgement of first instance as follows: (1) The defendants, 凱裡嘉瑞禾置業發展有限公司(Kaili Jiaruihe Properties Development Co., Ltd.*) and 貴陽園成置業有限公司 (Guiyang Yuancheng Properties Co., Ltd.*), shall pay the principal amount of outstanding debt restructuring balance of RMB365,722,736.13 to the claimant; (2) The defendants, 凱裡嘉瑞禾置業發展有限公司(Kaili Jiaruihe Properties Development Co., Ltd.*) and 貴陽園成置業有限公司 (Guiyang Yuancheng Properties Co., Ltd.*), shall pay the restructuring compensation and liquidated damages to the claimant; (3) The defendants, 貴州嘉瑞禾瑞龍酒店管理有限公司 (Guizhou Jiaruihe Ruilong Hotel Management Co., Ltd.*), Guangzhou R&F Properties Co., Ltd., Yang Zhidan, and Long Xiangbin, shall bear joint and several liabilities for clearing the debts under the aforementioned first and second items; (4) The claimant is entitled to a priority right of compensation from the proceeds of valuation, auction, or sale of the relevant collaterals under the name of the defendant, 凱裡嘉瑞禾置業發展有限公司(Kaili Jiaruihe Properties Development Co., Ltd.*), within the scope of the claims determined under the aforementioned first and second items; (5) The claimant is entitled to a priority right of compensation over the accounts receivable of RMB276,950,430.20 due from the defendant, 貴州海明房地產開發有限公司 (Guizhou Haiming Properties Development Co., Ltd.*) to the defendant, 廣州富力地產（重慶）有限公司 (Guangzhou R&F Properties (Chongqing) Co., Ltd.*), within the scope of the claims determined under the aforementioned first and second items;(6) The claimant is entitled to a priority right of compensation from the proceeds of valuation, auction, or sale of the pledged assets, namely the 51% equity interest in the defendant, 貴州海明房地產開發有限公司(Guizhou Haiming Properties Development Co., Ltd.*) held by the defendant, Guangzhou R&F Properties Co., Ltd., the 20% equity interest in the defendant, 凱裡嘉瑞禾置業發展有限公司(Kaili Jiaruihe Properties Development Co., Ltd.*) held by the defendant, Yang Zhidan, and the 80% equity interest in the defendant, 凱裡嘉瑞禾置業發展有限公司(Kaili Jiaruihe Properties Development

Co., Ltd.*) held by the defendant, 貴陽富力地產開發有限公司 (Guiyang R&F Properties Development Co., Ltd.*), within the scope of the claims determined under the aforementioned first and second items; and (7) Dismiss other litigation claims of the claimant.

In April 2026, the Guizhou Provincial Higher People's Court rendered a judgement of second instance: dismissing the appeal and upholding the original judgment.

Recently, the Company received an execution notice (2026) Qian 01 Zhi No. 2429 issued by the Guiyang Intermediate People's Court, requiring the Company to perform its obligations determined under the judgement.

In respect of the litigation cases mentioned above, the Company and the relevant subsidiaries are actively communicating with the relevant institutions to strive to reach a proper solution. The Company will continue to closely monitor the progress of relevant matters and fulfill its information disclosure obligations in a timely manner in accordance with laws and regulations. Investors are advised to pay attention to investment risks.

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Guangzhou R&F Properties Co., Ltd.

3 July 2026

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