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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)

UNAUDITED OPERATING STATISTICS FOR JULY 2026

The board of directors (the “Board”) of Guangzhou R&F Properties Co., Ltd. (the “Company”, together with its subsidiaries, the “Group”) is pleased to announce that the Group’s total contracted sales for the month of July 2026 amounted to approximately RMB683 million with 61,100 sq.m. of GFA.

At the end of July 2026, our cumulative total contracted sales were approximately RMB8.03 billion with 1,248,600 sq.m. sold.

The sales data as disclosed above is unaudited and is based on preliminary internal information of the Group, which may differ from figures to be disclosed in the audited or unaudited consolidated financial statements to be published by the Company on an annual or half-yearly basis due to various uncertainties during the process of collating such sales information. As such, the above data is provided for investors’ reference only. Investors are advised to exercise caution and not to place undue reliance on such information when dealing in the securities of the Company. When in doubt, investors are advised to seek professional advice from professional or financial advisers.

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

14 August 2026, Hong Kong

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. Chow Oi Wah, Fergus.

** For identification purposes only*