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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)

PROFIT WARNING

This announcement is made by Guangzhou R&F Properties Co., Ltd. (the “**Company**”, together with its subsidiaries, the “**Group**”) pursuant to the Inside Information Provisions (as defined in the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “**Listing Rules**”)) under Part XIVA of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong) and Rule 13.09(2)(a) of the Listing Rules.

The board of directors of the Company (the “**Board**”) wishes to inform the shareholders of the Company (the “**Shareholders**”) and potential investors that, based on the preliminary review of the unaudited management accounts of the Group for the six months ended 30 June 2026 and the information currently available to the Board, the Group expects to incur a net loss of approximately RMB5 billion to RMB5.5 billion for the six months ended 30 June 2026, compared to a net loss of RMB4.082 billion for the period ended 30 June 2025. The net loss for the period was primarily attributable to the continued downturn in the real estate industry in the PRC, which resulted in a decrease in gross profit from property development.

As the Company is still in the process of finalizing the interim results of the Group for the six months ended 30 June 2026, the information contained in this announcement is only based on the preliminary assessment by the Company’s management according to the unaudited management accounts of the Group which has not been reviewed or audited by the Company’s auditors or reviewed by the audit committee of the Company. Shareholders and potential investors of the Company should read the Group’s results announcement for the six months ended 30 June 2026 carefully, which is expected to be published on 27 August 2026.

Shareholders and potential investors of the Company are advised to exercise caution when dealing in the securities of the Company.

By Order of the Board
Guangzhou R&F Properties Co., Ltd.
Li Sze Lim
Chairman

24 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 purpose only*