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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, 26 August 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. Chow 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.

I. Profit Warning of the Company

(1) The Situation of the Company's Profit Warning

According to the profit warning announcement published by Guangzhou R&F Properties Co., Ltd. (the "Company") on the website of The Stock Exchange of Hong Kong Limited (www.hkex.com.hk) on 24 August 2026, based on the preliminary review of the unaudited management accounts of the Company and its subsidiaries (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. Such expected net loss represents approximately 83.91% to 92.30% of the net assets of RMB5.959 billion as at the end of the previous year (end of 2025). The aforesaid net loss was primarily attributable to the continued downturn in the real estate industry, which resulted in a decrease in gross profit from property development.

(2) Impact Analysis and Countermeasures

The Group will focus on developing pre-sale properties and accelerating the monetization of saleable properties. The Group has been executing asset disposal plans domestically and overseas in recent years and will continue to seek opportunities for

asset disposals. Certain assets in the portfolio are of high quality and remain attractive, which will generate cash flows upon the completion of their disposals in the future.

The Company is actively preparing the 2026 interim report and will disclose the 2026 interim report for corporate bonds and the relevant financial statements in a timely manner, in strict compliance with the requirements of relevant laws, regulations, and the Guidelines for Ongoing Information Disclosure of Corporate Bonds issued by the Shanghai Stock Exchange.

II. Failure to Pay Principal and Interest on time for the Targeted Debt Financing Instruments

(1) Basic Situation and Updates

The first targeted debt financing instrument of Guangzhou R&F Properties Co., Ltd. in 2020 (bond abbreviation: 20RFPPropertiesPPN001, bond code: 032000374) (hereinafter referred to as the “Current Tranche of the Targeted Debt Financing Instrument”) has an issuance amount of RMB1 billion, an interest accrual date from 23 April 2020 for a term of 6 years (with the issuer’s option to adjust the face interest rate at the end of the second and fifth interest calculation years and the investor’s put option). The bond balance is RMB994.57 million. The current bond maturity dates are 23 April 2025 and 31 May 2025 respectively, with the total principal and interest amount due for redemption totaling RMB1,138,088,841.51.

The Company has previously disclosed temporary announcements on 29 April 2025 and 10 June 2025, regarding the failure to pay the principal and interest of the Current Tranche of the Targeted Debt Financing Instrument in full and on schedule. Furthermore, follow-up announcements concerning the progress of the settlement of the Current Tranche of the Targeted Debt Financing Instrument were disclosed on 10 October 2025, 31 October 2025, 1 December 2025, 14 January 2026, 30 January 2026, 27 February 2026, 31 March 2026, 29 April 2026, 29 May 2026, 29 June 2026 and 28 July 2026. For specific details, please refer to the website of the Shanghai Stock Exchange at www.sse.com.cn.

(II) Settlement Progress and Countermeasures

In accordance with relevant laws and regulations, the Company hereby discloses the progress of the settlement work for the Current Tranche of the Targeted Debt Financing Instrument as of the date of this announcement:

Regarding the dispute case involving the Bank of Jiujiang Co., Ltd. and the Bank of Jiujiang Co., Ltd., Guangzhou Branch (jointly as claimants) as holders of the Current Tranche of the Targeted Debt Financing Instrument and Guangzhou R&F Properties Co., Ltd. and 海南三林發展有限公司 (Hainan Sanlin Development Co., Ltd.*) (jointly as defendants), the Company previously disclosed details of the case on 27 February 2026 (for details, please refer to the website of the Shanghai Stock Exchange at www.sse.com.cn). Recently, the Company received the Civil Judgement issued by the Guangzhou Intermediate People's Court. The first instance judgement results are as follows:

1. Guangzhou R&F Properties Co., Ltd. shall repay to the Bank of Jiujiang the principal of the targeted debt financing instruments of RMB384,570,000 and interest of RMB24,227,910 within ten days from the effective date of this judgement;

2. Guangzhou R&F Properties Co., Ltd. shall pay liquidated damages to the Bank of Jiujiang within ten days from the effective date of this judgement (calculated based on the unpaid principal and interest of RMB408,797,910 as at 23 April 2025, at a rate of 0.021% per day from 24 April 2025 until the actual settlement date of the aforementioned principal and interest); and

3. The other claims of the Bank of Jiujiang Co., Ltd. and the Bank of Jiujiang Co., Ltd., Guangzhou Branch are dismissed. If the performance obligation to pay monetary sums is not fulfilled within the period specified in this judgement, the debt interest for the delayed performance period shall be doubled in accordance with Article 264 of the Civil Procedure Law of the People's Republic of China. The case acceptance fee for this case of RMB2,206,690.98 shall be borne by Guangzhou R&F Properties Co., Ltd..

The Company is currently making every effort to maintain daily operations and management, continuing to resolve its current risks and difficulties through market-oriented means. During this period, the Company will maintain ongoing communication with the holders of the Current Tranche of the Targeted Debt Financing Instrument and actively respond to their relevant demands. Furthermore, the Company will diligently strive to raise funds for debt repayment through multiple channels to protect the rights and interests of the holders, aiming to reach a mutually acceptable settlement plan as early as possible. The Company will continue to monitor the progress of relevant event, take proactive countermeasures to minimize any adverse impact on its operations and debt repayment abilities, and fulfill its information disclosure obligations in a timely manner in accordance with legal and regulatory requirements.

Investors are advised to pay attention to investment risks.

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Guangzhou R&F Properties Co., Ltd.

26 August 2026