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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, 31 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.*

Guangzhou R&F Properties Co., Ltd. (hereinafter referred to as the “Company”) announced the major matters involving the Company and its subsidiaries as follows:

#### **I. The litigation cases announced in this announcement**

1. Regarding the financial loan contract dispute case between the Haikou branch of a certain bank and 海南富力房地產開發集團有限公司 (Hainan R&F Properties Development Group Co., Ltd.\*), the Company previously disclosed details of the case on 11 June 2026 (for details, please refer to the website of the Shanghai Stock Exchange at [www.sse.com.cn](http://www.sse.com.cn)). The progress of the case is hereby disclosed as follows:

Recently, the Company received the Civil Judgement issued by the Haikou Intermediate People’s Court of Hainan Province, which ruled as follows: (1) the defendant shall repay to the claimant the principal amount of loan of RMB944,150,000, and pay interest of RMB2,620,631.26, penalty interest of RMB33,790,756.22, compound interest of RMB98,135.85 and agent fee of RMB18,551,501.05; (2) the defendant shall pay the legal fees of RMB36,000 to the claimant; (3) the claimant shall have the priority right of compensation within the scope of the claims determined in this judgement from the proceeds of discount, auction, or sale of the pledged properties, including the land use rights, buildings, construction in progress, and parking spaces of the R&F Shoufu Project located at Guoxing Avenue, Haikou City, owned by the

defendant 海南航孝房地產開發有限公司 (Hainan Hangxiao Real Estate Development Co. Ltd.\*); (4) the claimant shall have the priority right of compensation within the scope of the claims determined in this judgement from the proceeds of discount, auction, or sale of the pledged 99.8004% equity interest in the defendant 海南航孝房地產開發有限公司 (Hainan Hangxiao Real Estate Development Co. Ltd.\*); (5) Guangzhou R&F Properties Co., Ltd. and 海口富力會旅遊發展有限公司 (Hainan R&F Tourism Development Co., Ltd.\*) shall assume joint and several guarantee liabilities for the debts of the defendant within the scope determined in this judgement; and (6) the other claims of the claimant are dismissed.

2. A certain bank, as claimant, initiated a lawsuit in the Guangzhou Intermediate People's Court against Guangzhou R&F Properties Co., Ltd., 北京富力城房地產開發有限公司 (Beijing R&F Properties Development Co., Ltd.\*), 天津耀華房地產開發有限公司 (Tianjin Yaohua Properties Development Co., Ltd.\*), and 廣州富宏投資諮詢有限公司 (Guangzhou Fuhong Investment Consulting Co., Ltd.\*), as defendants, seeking the following claims from the court: (1) to order the defendants to repay to the claimant the principal loan amount of RMB908,376,800.90, interest of RMB117,765,252.18, and penalty interest; (2) to order the defendants to repay to the claimant the principal advance amount under letter of guarantee of RMB674,137,191.85 and relevant interest; (3) to order the defendants to repay to the claimant the due and unpaid guarantee fee of RMB8,088,478.01 and damages; (4) to order that the claimant shall have the priority right of compensation within the scope of the claims under the above three requests from the proceeds of discount, auction, or sale of the pledged 100% equity interest in a defendant company and 45% equity interest in a project company provided by the defendants; (5) to order the defendants to assume joint and several guarantee liabilities within the scope of the aforementioned claims; and (6) to order that the case acceptance fees, preservation fees, and legal fees shall be jointly borne by the defendants. The case is currently in the first instance stage.

3. A certain bank, as claimant, initiated a lawsuit in the Guangzhou Intermediate People's Court against Guangzhou R&F Properties Co., Ltd., 廣州富宏投資諮詢有限公司 (Guangzhou Fuhong Investment Consulting Co., Ltd.\*), 北京富力城房地產開發有限公司 (Beijing R&F Properties Development Co., Ltd.\*), and 天津耀華房地產開發有限公司 (Tianjin Yaohua Properties Development Co., Ltd.\*), as

defendants, seeking the following claims from the court: (1) to order the defendants to repay to the claimant the principal advance amount under letter of guarantee of RMB1,839,942,836.73; (2) to order the defendants to pay to the claimant penalty interest on the advance under letter of guarantee of RMB495,215,123.57; (3) to order the defendants to pay to the claimant the letter of guarantee handling fee of RMB20,096,859.99; (4) to order the defendants to pay to the claimant legal fees of RMB1,380,000; (5) to order the defendants to assume joint and several guarantee liabilities within the scope of the aforementioned claims; (6) to order that the claimant shall have the priority right of compensation within the scope of the aforementioned claims from the proceeds of auction, sale, or disposal of the pledged 100% equity interest in a company and 45% equity interest in a project company provided by the defendants; and (7) to order that all litigation expenses of this case shall be borne by the defendants. The case is currently in the first instance stage.

Regarding the above-mentioned litigation cases, the Company and its relevant subsidiaries are actively communicating with relevant authorities to reach an appropriate resolution. The Company will continue to pay attention to the progress of relevant events and promptly perform corresponding information disclosure obligations in accordance with laws and regulations. Investors are advised to pay attention to investment risk.

## II. Other Major Matters

The Company and its legal representative and chairman, Li Sze Lim, have recently been subject to restrictions on high-level consumption, as detailed below:

| Case Number                | Enforcement Court                     | Entity subject to Consumption Restriction Order | Related Person | Summary of the Restriction                                                 |
|----------------------------|---------------------------------------|-------------------------------------------------|----------------|----------------------------------------------------------------------------|
| (2025) Yue 01 Zhi No. 5974 | Guangzhou Intermediate People's Court | Guangzhou R&F Properties Co., Ltd.              | Li Sze Lim     | The following high-consumption and non-essential consumption behaviors are |

|  |  |  |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|--|--|--|--|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  |  |  |  | <p>prohibited: (i) choosing airplanes, soft sleeper trains, or second-class or higher cabins on ships when traveling; (ii) engaging in high-consumption activities in star-rated hostels, hotels, nightclubs, golf courses, and other similar venues; (iii) purchasing real estate or constructing, expanding, or luxuriously renovating houses; (iv) leasing high-end office buildings, hotels, apartments, and other similar venues for office use; (v) purchasing vehicles that are not necessary for business operations; (vi) traveling and vacationing; (vii) sending children to high-fee private schools; (viii) paying high premiums to purchase insurance and wealth management products; (ix) taking any seats on G-series high-speed trains, first-class or higher seats on other high-speed trains, and other non-essential consumption behaviors.</p> |
|--|--|--|--|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

The Company is actively liaising and communicating with the relevant institutions

regarding the high-level consumption restriction orders. The Company as well as its legal representative and chairman have not had any material adverse impact on the daily business operations and debt repayment capability of the Company. The Company will pay attention to the progress of the relevant event and strive to reach an appropriate resolution, and will perform the 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.

31 August 2026