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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)

**ANNOUNCEMENT IN RELATION TO UPDATES PURSUANT TO RULES 13.51(2)
AND 13.51B(2) OF THE LISTING RULES**

Updates pursuant to Rule 13.51(2) and Rule 13.51B(2) of the Listing Rules

Reference is made to the overseas regulatory announcement of Guangzhou R&F Properties Co., Ltd. (the “**Company**”) dated 2 September 2026 (the “**Announcement**”). As stated in the Announcement, the Company recently received the “Decision on Issuance of Warning Letter to Guangzhou R&F Properties Co., Ltd., Li Sze Lim and Hu Jie” ([2026] No. 113) (the “**Warning Letter**”) from the Guangdong Regulatory Bureau of China Securities Regulatory Commission (the “**Guangdong Regulatory Bureau**”) as the Company has not timely disclosed certain overdue interest-bearing borrowings, material litigations and arbitrations. The Guangdong Regulatory Bureau decided to take administrative regulatory measures by issuing the Warning Letter to the Company, Dr. Li Sze Lim (the Chairman and an executive director of the Company) and other relevant personnel.

The Company and the relevant personnel took the Warning Letter seriously and will make in-depth reflection and practical rectifications, and strictly comply with the requirements of the Shanghai Stock Exchange. The above matters will not have a material adverse impact on the Company’s production and operation, financial situation and debt repayment ability. The Company will strictly perform information disclosure obligations in accordance with the information disclosure requirements in future.

Save as disclosed above, there are no other relevant matters that need to be brought to the attention of the shareholders of the Company pursuant to Rule 13.51(2) and Rule 13.51B(2) of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited.

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

Hong Kong, 2 September 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 purposes only*