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, 21 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 purpose only*

Bond Code: 136360	Bond Abbreviation: H16RF4
Bond Code: 136361	Bond Abbreviation: H16RF5
Bond Code: 135468	Bond Abbreviation: H16RF6
Bond Code: 155061	Bond Abbreviation: H18RF8
Bond Code: 155106	Bond Abbreviation: H18RF1
Bond Code: 155405	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. Situation of Litigations in this Announcement

(1) In relation to the contract dispute between 重慶馳韋置業有限公司 (Chongqing Chiwei Real Estate Co., Ltd.*) and 廣州富力地產（重慶）有限公司 (Guangzhou R&F Properties (Chongqing) Co., Ltd.*), the Company previously disclosed details regarding the aforementioned case on 19 May 2026. For details, please refer to the website of the Shanghai Stock Exchange at www.sse.com.cn. The progress of the case is now disclosed as follows:

Recently, the Company received a civil judgement (2026) Yu 0106 Min Chu No. 16935 issued by the People's Court of Shapingba District, Chongqing City, ruling that: 1. The defendant, 廣州富力地產（重慶）有限公司 (Guangzhou R&F Properties (Chongqing) Co., Ltd.*), shall repay to the claimant, 重慶馳韋置業有限公司 (Chongqing Chiwei Real Estate Co., Ltd.*), the principal loan amount of RMB303.4 million, together with accrued interest, compound interest, and penalty interest, and pay the claimant's preservation guarantee fees and legal fees; and 2.重慶馳韋置業有限公司 (Chongqing Chiwei Real Estate Co., Ltd.*) is entitled to priority right of compensation within the scope of the aforementioned debt obligations over the proceeds derived from the valuation discount, auction, or sale of the land parcels located at Plots U6-2-3/04 and U6-2-9/04, U Sub-division, Xiyong Cluster, Shapingba District, Chongqing City, owned by 廣州富力地產（重慶）有限公司 (Guangzhou R&F

Properties (Chongqing) Co., Ltd.*).

(2) In relation to the arbitration case between the Dalian branch of a certain bank and 大連恒灣房地產開發有限公司 (Dalian Hengwan Properties Development Co., Ltd.*), the Company has disclosed the details of the aforementioned case on 27 May 2026 and 11 June 2026, details of which are available on the website of the Shanghai Stock Exchange at www.sse.com.cn. The progress of the case is now disclosed as follows:

From 10:00 on 21 October 2026 to 10:00 on 22 October 2026, the Intermediate People's Court of Dalian City, Liaoning Province will conduct a judicial auction on the Jingdong Judicial Auction Platform in respect of the real properties located at No. 77-5-5 Fenghuang Avenue, Hunnan District, Shenyang City and No. 77-5-7 Fenghuang Avenue, Hunnan District, Shenyang City, registered under the name of 瀋陽億隆房屋開發有限公司 (Shenyang Yilong Housing Development Co., Ltd.*).

(3) In relation to the financial loan dispute between the Guangzhou branch of a bank and 廣州市貴麗實業發展有限公司 (Guangzhou Guili Enterprise Development Co., Ltd.*), 英德市國豐置業投資有限公司 (Yingde Guofeng Properties Investment Co., Ltd.*), 廣州富力環球商品貿易港有限公司 (Guangzhou R&F Global Trade Port Co., Ltd.*), 梅州富力房地產開發有限公司 (Meizhou R&F Properties Development Co., Ltd.*), Guangzhou R&F Properties Co., Ltd., 惠州富茂房地產開發有限公司 (Huizhou Fumao Properties Development Co., Ltd.*), 贛州市富輝房地產開發有限責任公司 (Ganzhou Fuhui Properties Development Co., Ltd.*), 河源富升房地產開發有限公司 (Heyuan Fusheng Properties Development Co., Ltd.*), 廣州富力國際醫院有限公司 (Guangzhou R&F International Hospital Co., Ltd.*), the Company has disclosed the situation of the above case on 29 April 2025, 29 April 2026 and 10 July 2026. For details, please see the website of Shanghai Stock Exchange at www.sse.com.cn. The progress of the case is now disclosed as follows:

According to recent public information searches, the Intermediate People's Court of Guangzhou, Guangdong Province issued an execution notice (2026) Yue 01 Zhi No. 4628, with the subject matter of enforcement amounting to RMB1,850,157,700.00.

In relation to the aforementioned cases, the Company and its relevant subsidiaries are actively communicating with the relevant institutions in an effort to reach an amicable and proper resolution. The Company will closely monitor the progress of these matters, implement proactive countermeasures, and endeavor to minimize any adverse impact on the Company's business operations and debt repayment abilities. The Company will fulfill its information disclosure obligations in a timely manner in accordance with relevant laws and regulations. Investors are advised to pay attention to investment risks.

II. New Restriction on High-level Consumption

(1) Situation of Restriction on High-level Consumption

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**
(2026) Hu 74 Zhi No. 1070	Shanghai Financial Court	Guangzhou R&F Properties Co., Ltd.	Li Sze Lim	The following high-consumption and non-essential consumption behaviors are 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.

(2) Impact Analysis and Countermeasures

The Company is actively communicating with relevant authorities regarding the restrictions on high-level consumption. The restrictions on high-level consumption imposed on the Company, its legal representative and chairman have not yet had a significant adverse impact on its daily operations or debt repayment abilities. The Company will closely monitor the progress of the case and strive to resolve the relevant issues as soon as possible, and will fulfill its information disclosure obligations in accordance with the law. Investors are advised to pay attention to investment risks.

III. Failure to Pay Principal and Interest on time for the Targeted Debt Financing Instrument

(1) Basic Situation and Updates

The first targeted debt financing instrument of Guangzhou R&F Properties Co., Ltd. in 2020 (bond abbreviation: 20RFPropertiesPPN001, 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, 28 July 2026 and 26 August 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 certain bank (as claimant) as holder 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 26 August 2026. For details, please refer to the website of the Shanghai Stock Exchange at www.sse.com.cn. Recently, the Company received an appeal petition from certain bank served by the Higher People's Court of Guangdong Province. Being dissatisfied with the part of the first instance judgement that dismissed its litigation claims regarding attorney's fees and priority right of compensation over security interests, the bank has lodged an appeal.

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.

21 September 2026