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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 Newly Added Equity Freeze Restriction Matter

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, 27 November 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 Newly Added Equity Freeze Restriction Matter

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") hereby announces the details of newly added equity freeze restriction matter involving the Company as follows:

I. Situation of Litigations in this Announcement

In relation to the share equity transfer dispute by an investment management limited company against 太原富力城房地產開發有限公司 (Taiyuan R&F Properties Development Co., Ltd.*), Guangzhou R&F Properties Co., Ltd. and 太原聯富房地產開發有限公司 (Taiyuan Lianfu Properties Development Co., Ltd.*), the Company has disclosed the above case in August 2022 and on 26 April 2023, 31 August 2023 and 25 November 2026. For details, please refer to the website of the Shanghai Stock Exchange at www.sse.com.cn. The latest progress of the case is now disclosed as follows:

According to the information shown on "Qichacha", the Guangzhou Intermediate People's Court has frozen the equity interests held by the Company in its project company 海南富力海洋歡樂世界開發有限公司 (Hainan R&F Ocean World Development Co., Ltd.*) pursuant to the execution documents (2023) Yue 01 Zhi No. 5327 and (2023) Yue 01 Zhi No. 5822. The frozen equity amount is RMB1,600 million,

and the amount of such restricted equity exceeds 10% of the Company's consolidated net assets at the end of the preceding year (end of 2025).

II. Impact Analysis and Countermeasures

In respect of the aforementioned case, it is expected that it will not have any material adverse impact on the normal business operations and debt repayment ability of the Company. The Company and its relevant subsidiaries are actively communicating with relevant institutions to strive for a proper resolution. The Company will continue to pay close attention to the progress of relevant event, adopt proactive responsive measures, and fulfill its corresponding information disclosure obligations in a timely manner in accordance with laws and regulations. Investors are advised to pay attention to investment risks.

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Guangzhou R&F Properties Co., Ltd.

27 November 2026