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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 in relation to Removal from the List of Dishonest Persons and Progress of Litigations and Arbitrations

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, 9 December 2024

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. Zheng Ercheng, Mr. Ng Yau Wah, Daniel and Mr. Wong Chun Bong.

* 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 in relation to
Removal from the List of Dishonest Persons
and Progress of Litigations and Arbitrations

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. The Progress

1. Removal from the List of Dishonest Persons

Guangzhou R&F Properties Co., Ltd. (hereinafter referred to as the “Company”) has disclosed the situation of the Company as dishonest person on 10 September 2024. For details, please refer to the Shanghai Stock Exchange website at www.sse.com.cn.

Recently, for the case No. (2024) Yue 0106 Zhi 6251, the Company has handled the related matter and has been removed from the list of dishonest persons.

2. The Progress of Litigations

In relation to the contract 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 太原富力興盛房地產開發有限公司 (Taiyuan R&F Xinsheng Properties Development Co., Ltd.*), the Company has

disclosed the case and the relevant progress in August 2022 and on 26 April 2023, 31 August 2023, 13 June 2024 and 8 November 2024. Please refer to the website of the Shanghai Stock Exchange (www.sse.com.cn) for details.

As at the date of this announcement, according to the information on the Taobao Judicial Auction Platform, the first auction for the property under the Company's name located at Room 202, No. 49 Xiaomei Street, Liwan Road, Liwan District, Guangzhou City was unsuccessful.

II. Impact Analysis and Countermeasures

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 perform corresponding information disclosure obligations strictly in accordance with laws and regulations according to the progress of the case. Investors are advised to pay attention to investment risk.

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Guangzhou R&F Properties Co., Ltd.

6 December 2024