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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 Significant Matters

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, 2 January 2025

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

Significant Matters

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 significant matters regarding to the Company’s corporate bonds as follows:

1. 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, 8 November 2024 and 6 December 2024. Please refer to the website of the Shanghai Stock Exchange (www.sse.com.cn) for details.

According to the information on the Taobao Judicial Auction Platform, the Guangzhou Intermediate People’s Court conducted the second auction for the property under the Company’s name located at Room 202, No. 49 Xiaomei Street, Liwan Road, Liwan District, Guangzhou City, from 10:00 on 26 December 2024, to 10:00 on 27 December 2024. As at the date of this announcement, the second auction of the property was unsuccessful.

The Company will perform corresponding information disclosure obligations strictly in accordance with laws and regulations according to the progress of the case.

2. Information on Dishonest Persons

According to information published on 中國執行信息公開網 (China Enforcement Information Disclosure Online*), the additional dishonest persons information of the Company as follow:

1. (2024) Yue 0106 Zhi No. 20269

Name/Title of the Person/Entity Subject to Enforcement	Guangzhou R&F Properties Co., Ltd.
Enforcing Court	Tianhe District People's Court of Guangzhou Municipality
Reference Number of Enforcement Basis	(2023) Yue 0106 Min Chu No. 32781
Filing Date	11 September 2024
Case Number	(2024) Yue 0106 Zhi No. 20269
Entity Issuing the Enforcement Basis	Tianhe District People's Court of Guangzhou Municipality
Status of the Person/Entity Subject to Enforcement	All Unfulfilled
Details of action by the Dishonest Persons	Violation of Property Reporting Regulation
Date of Publication	27 December 2024

2. (2024) Yue 0106 Zhi No. 20729

Name/Title of the Person/Entity Subject to Enforcement	Guangzhou R&F Properties Co., Ltd.
Enforcing Court	Tianhe District People's Court of Guangzhou Municipality
Reference Number of Enforcement Basis	(2023) Yue 0106 Min Chu No. 38095
Filing Date	25 September 2024
Case Number	(2024) Yue 0106 Zhi No. 20729
Entity Issuing the Enforcement Basis	Tianhe District People's Court of Guangzhou Municipality
Status of the Person/Entity Subject to Enforcement	All Unfulfilled
Details of action by the Dishonest Persons	Violation of Property Reporting Regulation
Date of Publication	27 December 2024

3. (2024) Yue 0106 Zhi No. 20116

Name/Title of the Person/Entity Subject to Enforcement	Guangzhou R&F Properties Co., Ltd.
Enforcing Court	Tianhe District People's Court of Guangzhou Municipality
Reference Number of Enforcement Basis	(2024) Yue 01 Min Zhong No. 13232
Filing Date	10 September 2024
Case Number	(2024) Yue 0106 Zhi No. 20116
Entity Issuing the Enforcement Basis	Guangzhou Intermediate People's Court, Guangdong Provincial
Status of the Person/Entity Subject to Enforcement	All Unfulfilled
Details of action by the Dishonest Persons	Violation of Property Reporting Regulation
Date of Publication	27 December 2024

4. (2024) Yue 0106 Zhi No. 20361

Name/Title of the Person/Entity Subject to Enforcement	Guangzhou R&F Properties Co., Ltd.
Enforcing Court	Tianhe District People's Court of Guangzhou Municipality
Reference Number of Enforcement Basis	(2022) Sui Zhong An Zi No. 19195
Filing Date	12 September 2024
Case Number	(2024) Yue 0106 Zhi No. 20361
Entity Issuing the Enforcement Basis	Guangzhou Arbitration Commission
Status of the Person/Entity Subject to Enforcement	All Unfulfilled
Details of action by the Dishonest Persons	Violation of Property Reporting Regulation
Date of Publication	27 December 2024

5. (2024) Yue 0106 Zhi No. 20258

Name/Title of the Person/Entity Subject to Enforcement	Guangzhou R&F Properties Co., Ltd.
Enforcing Court	Tianhe District People's Court of Guangzhou Municipality
Reference Number of Enforcement Basis	(2023) Yue 0106 Min Chu No. 12761
Filing Date	11 September 2024
Case Number	(2024) Yue 0106 Zhi No. 20258
Entity Issuing the Enforcement Basis	Tianhe District People's Court of Guangzhou Municipality

Status of the Person/Entity Subject to Enforcement	All Unfulfilled
Details of action by the Dishonest Persons	Violation of Property Reporting Regulation
Date of Publication	27 December 2024

6. (2024) Yue 0106 Zhi No. 9051

Name/Title of the Person/Entity Subject to Enforcement	Guangzhou R&F Properties Co., Ltd.
Enforcing Court	Tianhe District People's Court of Guangzhou Municipality
Reference Number of Enforcement Basis	(2023) Yue 0106 Min Chu No. 7922
Filing Date	29 April 2024
Case Number	(2024) Yue 0106 Zhi No. 9051
Entity Issuing the Enforcement Basis	Tianhe District People's Court of Guangzhou Municipality
Status of the Person/Entity Subject to Enforcement	All Unfulfilled
Details of action by the Dishonest Persons	Violation of Property Reporting Regulation
Date of Publication	27 December 2024

7. (2024) Yue 0106 Zhi No. 18568

Name/Title of the Person/ Entity Subject to Enforcement	Guangzhou R&F Properties Co., Ltd.
Enforcing Court	Tianhe District People's Court of Guangzhou Municipality
Reference Number of Enforcement Basis	(2024) Yue 0106 Min Chu No. 13493
Filing Date	2 September 2024
Case Number	(2024) Yue 0106 Zhi No. 18568
Entity Issuing the Enforcement Basis	Tianhe District People's Court of Guangzhou Municipality
Status of the Person/Entity Subject to Enforcement	All Unfulfilled
Details of action by the Dishonest Persons	Violation of Property Reporting Regulation
Date of Publication	27 December 2024

8. (2024) Yue 0106 Zhi No. 10671

Name/Title of the Person/Entity Subject to Enforcement	Guangzhou R&F Properties Co., Ltd.
Enforcing Court	Tianhe District People's Court of Guangzhou Municipality
Reference Number of Enforcement Basis	(2023) Yue 0106 Min Chu No. 32305
Filing Date	17 May 2024
Case Number	(2024) Yue 0106 Zhi No. 10671
Entity Issuing the Enforcement Basis	Tianhe District People's Court of Guangzhou Municipality
Status of the Person/Entity Subject to Enforcement	All Unfulfilled
Details of action by the Dishonest Persons	Violation of Property Reporting Regulation
Date of Publication	27 December 2024

9. (2024) Yue 0106 Zhi No. 19371

Name/Title of the Person/Entity Subject to Enforcement	Guangzhou R&F Properties Co., Ltd.
Enforcing Court	Tianhe District People's Court of Guangzhou Municipality
Reference Number of Enforcement Basis	(2023) Sui Zhong An Zi No. 7174
Filing Date	5 September 2024
Case Number	(2024) Yue 0106 Zhi No. 19371
Entity Issuing the Enforcement Basis	Guangzhou Arbitration Commission
Status of the Person/Entity Subject to Enforcement	All Unfulfilled
Details of action by the Dishonest Persons	Violation of Property Reporting Regulation
Date of Publication	27 December 2024

10. (2024) Yue 0106 Zhi No 18507

Name/Title of the Person/Entity Subject to Enforcement	Guangzhou R&F Properties Co., Ltd.
Enforcing Court	Tianhe District People's Court of Guangzhou Municipality
Reference Number of Enforcement Basis	(2023) Yue 0106 Min Chu No. 14492
Filing Date	2 September 2024
Case Number	(2024) Yue 0106 Zhi No. 18507
Entity Issuing the Enforcement Basis	Tianhe District People's Court of Guangzhou Municipality

Status of the Person/Entity Subject to Enforcement	All Unfulfilled
Details of action by the Dishonest Persons	Violation of Property Reporting Regulation
Date of Publication	27 December 2024

11. (2024) Yue 0106 Zhi No. 18625

Name/Title of the Person/Entity Subject to Enforcement	Guangzhou R&F Properties Co., Ltd.
Enforcing Court	Tianhe District People's Court of Guangzhou Municipality
Reference Number of Enforcement Basis	(2024) Yue 01 Min Zhong No. 11533
Filing Date	2 September 2024
Case Number	(2024) Yue 0106 Zhi No. 18625
Entity Issuing the Enforcement Basis	Guangzhou Intermediate People's Court, Guangdong Provincial
Status of the Person/Entity Subject to Enforcement	All Unfulfilled
Details of action by the Dishonest Persons	Violation of Property Reporting Regulation
Date of Publication	27 December 2024

12. (2024) Yue 0106 Zhi No. 18570

Name/Title of the Person/Entity Subject to Enforcement	Guangzhou R&F Properties Co., Ltd.
Enforcing Court	Tianhe District People's Court of Guangzhou Municipality
Reference Number of Enforcement Basis	(2023) Yue 0106 Min Chu No. 14490
Filing Date	2 September 2024
Case Number	(2024) Yue 0106 Zhi No. 18570
Entity Issuing the Enforcement Basis	Tianhe District People's Court of Guangzhou Municipality
Status of the Person/Entity Subject to Enforcement	All Unfulfilled
Details of action by the Dishonest Persons	Violation of Property Reporting Regulation
Date of Publication	27 December 2024

13. (2024) Yue 0106 Zhi No. 18571

Name/Title of the Person/Entity Subject to Enforcement	Guangzhou R&F Properties Co., Ltd.
Enforcing Court	Tianhe District People's Court of Guangzhou Municipality
Reference Number of Enforcement Basis	(2023) Yue 0106 Min Chu No. 14489
Filing Date	2 September 2024
Case Number	(2024) Yue 0106 Zhi No. 18571
Entity Issuing the Enforcement Basis	Tianhe District People's Court of Guangzhou Municipality
Status of the Person/Entity Subject to Enforcement	All Unfulfilled
Details of action by the Dishonest Persons	Violation of Property Reporting Regulation
Date of Publication	27 December 2024

14. (2024) Yue 0106 Zhi No. 18624

Name/Title of the Person/Entity Subject to Enforcement	Guangzhou R&F Properties Co., Ltd.
Enforcing Court	Tianhe District People's Court of Guangzhou Municipality
Reference Number of Enforcement Basis	(2023) Yue 0106 Min Chu No. 10739
Filing Date	2 September 2024
Case Number	(2024) Yue 0106 Zhi No. 18624
Entity Issuing the Enforcement Basis	Tianhe District People's Court of Guangzhou Municipality
Status of the Person/Entity Subject to Enforcement	All Unfulfilled
Details of action by the Dishonest Persons	Violation of Property Reporting Regulation
Date of Publication	27 December 2024

15. (2024) Yue 0106 Zhi No. 18559

Name/Title of the Person/Entity Subject to Enforcement	Guangzhou R&F Properties Co., Ltd.
Enforcing Court	Tianhe District People's Court of Guangzhou Municipality
Reference Number of Enforcement Basis	(2023) Yue 0106 Min Chu No. 14493

Filing Date	2 September 2024
Case Number	(2024) Yue 0106 Zhi No. 18559
Entity Issuing the Enforcement Basis	Tianhe District People's Court of Guangzhou Municipality
Status of the Person/Entity Subject to Enforcement	All Unfulfilled
Details of action by the Dishonest Persons	Violation of Property Reporting Regulation
Date of Publication	27 December 2024

16. (2024) Yue 0106 Zhi No. 19373

Name/Title of the Person/Entity Subject to Enforcement	Guangzhou R&F Properties Co., Ltd.
Enforcing Court	Tianhe District People's Court of Guangzhou Municipality
Reference Number of Enforcement Basis	(2023) Yue 0106 Min Chu No. 35012
Filing Date	5 September 2024
Case Number	(2024) Yue 0106 Zhi No. 19373
Entity Issuing the Enforcement Basis	Tianhe District People's Court of Guangzhou Municipality
Status of the Person/Entity Subject to Enforcement	All Unfulfilled
Details of action by the Dishonest Persons	Violation of Property Reporting Regulation
Date of Publication	27 December 2024

Regarding the aforementioned cases, the Company is actively communicating with the relevant parties. The progress of the events will be monitored closely and the disclosure obligations will be fulfilled in accordance with laws and regulations.

3. Status of Debt Overdue

From 1 November 2024 to 30 November 2024, the total balance of overdue interest-bearing debts within the scope of the Company's consolidated financial statements that exceeded RMB10 million increased by RMB538 million. Among this, the overdue balance of bank loans increased by RMB234 million, the overdue balance of non-bank financial institution loans increased by RMB284 million, and the overdue balance of other interest-bearing debts increased by RMB20 million.

The Company has been actively communicating with relevant creditors, addressing their concerns, formulating and implementing solutions, and continuously advancing efforts to resolve overdue debts. The company places great importance on protecting the rights and interests of creditors and will continue to monitor the debt situation. Moving forward, the Company will intensify efforts to boost sales, dispose of assets, and reasonably plan repayment arrangements based on its operational status.

This announcement is hereby made. Investors are advised to pay attention to investment risks.

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Guangzhou R&F Properties Co., Ltd.

31 December 2024