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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 the Progress of Material Matter regarding Bond Credit Enhancement Measures

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, 14 May 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 on the Progress of Material Matter
regarding Bond Credit Enhancement Measures

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 of the Material Matter

Regarding the application by the Guangzhou Branch of a bank (hereinafter referred to as the “Bank”) to execute the 廣州富力空港假日酒店(Holiday Inn Guangzhou Airport Zone) (hereinafter referred to as the “Hotel”) which was a collateral under the H16RF4, H16RF6 and H19RF2 bonds, Guangzhou R&F Properties Co., Ltd. (the “Company”) has disclosed it on 7 June 2024, 2 April 2025 and 22 April 2025. For details, please refer to the Shanghai Stock Exchange website at www.sse.com.cn. Unless otherwise defined, the terms defined by the Company in the foregoing announcements shall have the same meanings as in this announcement.

The progress of the above matter is disclosed as follows:

According to the relevant auction announcement issued by the Guangzhou Intermediate People’s Court, the Guangzhou Intermediate People’s Court conducted a second auction of the Hotel on the Taobao judicial auction network platform from 10 a.m. on 12 May 2025 to 10 a.m. on 13 May 2025 (excluding extensions) with a starting price of RMB221,966,416. As of the date of this announcement, according to the information displayed on Taobao judicial auction network platform, the second auction of the Hotel has failed.

II. Impact Analysis and Countermeasures

In order to protect the legitimate rights and interests of bondholders, the Company will continue to actively communicate with the Bank and strive to reach an appropriate solution. If the Hotel is subsequently successfully auctioned, the Company will implement it in accordance with the relevant holder meeting resolutions and mortgage agreements of the H16RF4, H16RF6 and H19RF2 bonds to protect the legitimate rights and interests of bondholders.

The Company will strictly comply with the requirements of relevant laws and regulations, conscientiously perform its information disclosure obligations, and disclose the information in a timely manner according to the progress of the matter.

Investors are advised to pay attention to investment risk.

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Guangzhou R&F Properties Co., Ltd.

14 May 2025