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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 Enforced 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, 17 December 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 Enforced 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”) hereby announces the situation of the enforced cases involving the Company and its controlled subsidiaries as follows:

(1) Newly added information on Dishonest Person

According to the information displayed on the China Enforcement Information Disclosure Network, there were recently additional information on dishonest person of the Company, details of which are as follows:

Name/Title of the Person/Entity subject to Enforcement	Guangzhou R&F Properties Co., Ltd.
Enforcing Court	Tianhe District People’s Court of Guangzhou City
Province	Guangdong
Reference Number of Enforcement Basis	(2024) Yue 0106 Min Chu No. 34319
Filing Date	6 June 2025
Case Number	(2025) Yue 0106 Zhi No. 13148
Entity Issuing the Enforcement Basis	Tianhe District People’s Court of Guangzhou City
Obligations Determined by Effective Legal Documents	The dishonest person shall pay the applicant a total of RMB922,395.45 in a lump sum
Status of the Person/Entity subject	All unfulfilled

to Enforcement	
Details of Action by the Dishonest Person	Violation of property reporting regulation
Date of Publication	15 December 2025

Name/Title of the Person/Entity subject to Enforcement	Guangzhou R&F Properties Co., Ltd.
Enforcing Court	Tianhe District People's Court of Guangzhou City
Province	Guangdong
Reference Number of Enforcement Basis	(2024) Yue 0106 Min Chu No. 27485
Filing Date	27 June 2025
Case Number	(2025) Yue 0106 Zhi No. 14899
Entity Issuing the Enforcement Basis	Tianhe District People's Court of Guangzhou City
Obligations Determined by Effective Legal Documents	The dishonest person shall pay the applicant a total of RMB291,506.44 in a lump sum
Status of the Person/Entity subject to Enforcement	All unfulfilled
Details of Action by the Dishonest Person	Violation of property reporting regulation
Date of Publication	15 December 2025

Name/Title of the Person/Entity subject to Enforcement	Guangzhou R&F Properties Co., Ltd.
Enforcing Court	Tianhe District People's Court of Guangzhou City
Province	Guangdong
Reference Number of Enforcement Basis	(2024) Sui Zhong Cai An Zi No. 10988
Filing Date	29 July 2025
Case Number	(2025) Yue 0106 Zhi No. 17656
Entity Issuing the Enforcement Basis	Tianhe District People's Court of Guangzhou City
Obligations Determined by Effective Legal Documents	The dishonest person shall pay the applicant a total of RMB1,316,034.39 in a lump sum
Status of the Person/Entity subject to Enforcement	All unfulfilled
Details of Action by the Dishonest Person	Violation of property reporting regulation
Date of Publication	15 December 2025

Name/Title of the Person/Entity subject to Enforcement	Guangzhou R&F Properties Co., Ltd.
Enforcing Court	Tianhe District People's Court of Guangzhou City
Province	Guangdong
Reference Number of Enforcement Basis	(2024) Sui Zhong Cai An Zi No. 10987
Filing Date	29 July 2025
Case Number	(2025) Yue 0106 Zhi No. 17657
Entity Issuing the Enforcement Basis	Tianhe District People's Court of Guangzhou City
Obligations Determined by Effective Legal Documents	The dishonest person shall pay the applicant a total of RMB2,122,545.23 in a lump sum
Status of the Person/Entity subject to Enforcement	All unfulfilled
Details of Action by the Dishonest Person	Violation of property reporting regulation
Date of Publication	16 December 2025

Name/Title of the Person/Entity subject to Enforcement	Guangzhou R&F Properties Co., Ltd.
Enforcing Court	Tianhe District People's Court of Guangzhou City
Province	Guangdong
Reference Number of Enforcement Basis	(2024) Yue 0106 Min Chu No. 23600
Filing Date	19 August 2025
Case Number	(2025) Yue 0106 Zhi No. 20084
Entity Issuing the Enforcement Basis	Tianhe District People's Court of Guangzhou City
Obligations Determined by Effective Legal Documents	The dishonest person shall pay the applicant a total of RMB694,826.16 in a lump sum
Status of the Person/Entity subject to Enforcement	All unfulfilled
Details of Action by the Dishonest Person	Violation of property reporting regulation
Date of Publication	16 December 2025

Name/Title of the Person/Entity subject to Enforcement	Guangzhou R&F Properties Co., Ltd.
Enforcing Court	Tianhe District People's Court of Guangzhou City
Province	Guangdong

Reference Number of Enforcement Basis	(2024) Yue 0106 Min Chu No. 32955
Filing Date	19 August 2025
Case Number	(2025) Yue 0106 Zhi No. 20039
Entity Issuing the Enforcement Basis	Tianhe District People's Court of Guangzhou City
Obligations Determined by Effective Legal Documents	The dishonest person shall pay the applicant a total of RMB1,143,905.49 in a lump sum
Status of the Person/Entity subject to Enforcement	All unfulfilled
Details of Action by the Dishonest Person	Violation of property reporting regulation
Date of Publication	16 December 2025

Name/Title of the Person/Entity subject to Enforcement	Guangzhou R&F Properties Co., Ltd.
Enforcing Court	Tianhe District People's Court of Guangzhou City
Province	Guangdong
Reference Number of Enforcement Basis	(2024) Yue 0106 Min Chu No. 34320
Filing Date	12 September 2025
Case Number	(2025) Yue 0106 Zhi No. 22372
Entity Issuing the Enforcement Basis	Tianhe District People's Court of Guangzhou City
Obligations Determined by Effective Legal Documents	The dishonest person shall pay the applicant a total of RMB69,164.39 in a lump sum
Status of the Person/Entity subject to Enforcement	All unfulfilled
Details of Action by the Dishonest Person	Violation of property reporting regulation
Date of Publication	16 December 2025

Name/Title of the Person/Entity subject to Enforcement	Guangzhou R&F Properties Co., Ltd.
Enforcing Court	Tianhe District People's Court of Guangzhou City
Province	Guangdong
Reference Number of Enforcement Basis	(2024) Yue 0106 Min Chu No. 32322
Filing Date	12 September 2025
Case Number	(2025) Yue 0106 Zhi No. 22370
Entity Issuing the Enforcement	Tianhe District People's Court of

Basis	Guangzhou City
Obligations Determined by Effective Legal Documents	The dishonest person shall pay the applicant a total of RMB323,360.5 in a lump sum
Status of the Person/Entity subject to Enforcement	All unfulfilled
Details of Action by the Dishonest Person	Violation of property reporting regulation
Date of Publication	16 December 2025

Name/Title of the Person/Entity subject to Enforcement	Guangzhou R&F Properties Co., Ltd.
Enforcing Court	Tianhe District People's Court of Guangzhou City
Province	Guangdong
Reference Number of Enforcement Basis	(2024) Yue 0106 Min Chu No. 34323
Filing Date	12 September 2025
Case Number	(2025) Yue 0106 Zhi No. 22371
Entity Issuing the Enforcement Basis	Tianhe District People's Court of Guangzhou City
Obligations Determined by Effective Legal Documents	The dishonest person shall pay the applicant a total of RMB214,413.06 in a lump sum
Status of the Person/Entity subject to Enforcement	All unfulfilled
Details of Action by the Dishonest Person	Violation of property reporting regulation
Date of Publication	16 December 2025

Name/Title of the Person/Entity subject to Enforcement	Guangzhou R&F Properties Co., Ltd.
Enforcing Court	Tianhe District People's Court of Guangzhou City
Province	Guangdong
Reference Number of Enforcement Basis	(2024) Sui Zhong Cai An Zi No. 8859
Filing Date	15 September 2025
Case Number	(2025) Yue 0106 Zhi No. 22486
Entity Issuing the Enforcement Basis	Tianhe District People's Court of Guangzhou City
Obligations Determined by Effective Legal Documents	The dishonest person shall pay the applicant a total of RMB86,472.32 in a lump sum
Status of the Person/Entity subject to Enforcement	All unfulfilled

Details of Action by the Dishonest Person	Violation of property reporting regulation
Date of Publication	16 December 2025

Name/Title of the Person/Entity subject to Enforcement	Guangzhou R&F Properties Co., Ltd.
Enforcing Court	Tianhe District People's Court of Guangzhou City
Province	Guangdong
Reference Number of Enforcement Basis	(2022) Sui Zhong Cai An Zi No. 21533
Filing Date	15 September 2025
Case Number	(2025) Yue 0106 Zhi No. 22483
Entity Issuing the Enforcement Basis	Tianhe District People's Court of Guangzhou City
Obligations Determined by Effective Legal Documents	The dishonest person shall pay the applicant a total of RMB753,145.29 in a lump sum
Status of the Person/Entity subject to Enforcement	All unfulfilled
Details of Action by the Dishonest Person	Violation of property reporting regulation
Date of Publication	16 December 2025

Name/Title of the Person/Entity subject to Enforcement	Guangzhou R&F Properties Co., Ltd.
Enforcing Court	Tianhe District People's Court of Guangzhou City
Province	Guangdong
Reference Number of Enforcement Basis	(2025) Yue 0106 Min Chu No. 31292
Filing Date	16 October 2025
Case Number	(2025) Yue 0106 Zhi No. 25067
Entity Issuing the Enforcement Basis	Tianhe District People's Court of Guangzhou City
Obligations Determined by Effective Legal Documents	The dishonest person shall pay the applicant a total of RMB650,674.89 in a lump sum
Status of the Person/Entity subject to Enforcement	All unfulfilled
Details of Action by the Dishonest Person	Violation of property reporting regulation
Date of Publication	16 December 2025

Name/Title of the Person/Entity	Guangzhou R&F Properties Co., Ltd.
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subject to Enforcement	
Enforcing Court	Tianhe District People's Court of Guangzhou City
Province	Guangdong
Reference Number of Enforcement Basis	(2025) Yue 0106 Min Chu No. 26521
Filing Date	21 October 2025
Case Number	(2025) Yue 0106 Zhi No. 25710
Entity Issuing the Enforcement Basis	Tianhe District People's Court of Guangzhou City
Obligations Determined by Effective Legal Documents	The dishonest person shall pay the applicant a total of RMB641,726.59 in a lump sum
Status of the Person/Entity subject to Enforcement	All unfulfilled
Details of Action by the Dishonest Person	Violation of property reporting regulation
Date of Publication	16 December 2025

Name/Title of the Person/Entity subject to Enforcement	Guangzhou R&F Properties Co., Ltd.
Enforcing Court	Baiyun District People's Court of Guangzhou City
Province	Guangdong
Reference Number of Enforcement Basis	(2025) Yue 0111 Min Chu No. 448
Filing Date	15 May 2025
Case Number	(2025) Yue 0111 Zhi No. 11094
Entity Issuing the Enforcement Basis	Baiyun District People's Court of Guangzhou City
Obligations Determined by Effective Legal Documents	I. Within five days from the date this judgment becoming effective, the defendant, Guangzhou R&F Properties Co., Ltd., shall pay the plaintiff, 廣州陳田改造房地產有限公司 (Guangzhou Chentian Renovation Real Estate Co., Ltd.*) testing fees of RMB154,700 and overdue payment interest (calculated on the basis of RMB154,700, according to the one-year loan prime rate published by the National Interbank Funding Center, from 22 January 2021 until the date of actual payment); II. The other claims of the plaintiff, 廣州市豐華醫學檢驗有限

	公司 (Guangzhou Fenghua Medical Laboratory Co., Ltd.*), are dismissed. If the obligation to pay money is not fulfilled within the period specified in this judgment, the interest on the debt for the period of delay shall be doubled in accordance with Article 264 of the Civil Procedure Law of the People's Republic of China. The case acceptance fee of RMB1,697 shall be borne by the defendant, Guangzhou R&F Properties Co., Ltd., and shall be paid to the plaintiff, 廣州市豐華醫學檢驗有限公司 (Guangzhou Fenghua Medical Laboratory Co., Ltd.*), within five days from the date this judgment becoming effective.
Status of the Person/Entity subject to Enforcement	All unfulfilled
Details of Action by the Dishonest Person	Other avoidance behaviors
Date of Publication	16 December 2025

(2) Impact Analysis and Countermeasures

Regarding the above-mentioned cases, the Company and its relevant subsidiaries are still actively communicating with relevant institutions to reach an appropriate solution. The Company will continue to monitor the progress of the relevant events, take proactive measures to minimize the adverse impact on the Company's production, operation and debt repayment ability, and promptly fulfill the corresponding information disclosure obligations 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.

17 December 2025