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(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**

Company

been uploaded on the website of the Shanghai Stock Exchange (

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 Inclusion into the List of Dishonest Persons

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.

(1) Newly added information on Dishonest Person

Guangzhou R&F Properties Co., Ltd. (hereinafter referred to as the Company) hereby announces the recent new information as dishonest person as follows:

Name/Title of the Person/Entity subject to Enforcement	Guangzhou R&F Properties Co., Ltd.
Enforcing Court	Linfen City Yaodu District People s Court
Province	Shanxi
Reference Number of Enforcement Basis	(2024) Jin 1002 Min Chu No. 1753
Filing Date	17 July 2025
Case Number	(2025) Jin 1002 Zhi No. 2767
Entity Issuing the Enforcement Basis	Linfen City Yaodu District People s Court
Obligations Determined by Effective Legal Documents	Pay RMB249,176.3, plus interest, double the interest on the debt during the period of delayed performance, and enforcement fees
Status of the Person/Entity subject to Enforcement	All unfulfilled
Details of Action by the Dishonest Person	Violation of the order restricting high consumption
Date of Publication	19 January 2026

(2) Impact Analysis and Countermeasures

(No text below)

on Inclusion into the List of Dishonest Persons