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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 by Guangzhou R&F Properties Co., Ltd. (the “**Company**”) pursuant to Rule 13.10B of the Rules Governing the Listing of Securities on the Stock Exchange (the “**Listing Rules**”).

References are made to the announcements of the Company dated 11 August 2024, 16 December 2024, 23 January 2025, 28 February 2025, 31 March 2025, 16 May 2025, 31 July 2025, 12 September 2025, 26 September 2025, 10 October 2025 and 14 October 2025 and 14 November 2025 (the “**Announcements**”) in relation to, among other things, certain updates in relation to the Easy Tactic Notes and the proposed restructuring of the In-Scope Debt. Unless otherwise defined, capitalized terms used herein have the same meanings as those defined or used in the Announcements.

Please refer to the attached announcement (the “**Document**”) in relation to the information regarding the extension of the Accession Deadline, which was published on the website of SGX-ST.

The posting of the Document on the website of the Stock Exchange is only for the purpose of facilitating equal dissemination of information to investors in Hong Kong and compliance with Rule 13.10B of the Listing Rules, and not for any other purposes.

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The Document must not be regarded as an inducement to subscribe for or purchase any securities of the Company, and no such inducement is intended. No investment decision should be based on the information contained in the Document.

By order of the Board
Guangzhou R&F Properties Co., Ltd.
Li Sze Lim
Chairman

Hong Kong, 28 November 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.

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ANNOUNCEMENT

PROPOSED RESTRUCTURING

by

EASY TACTIC LIMITED 怡略有限公司 (THE "ISSUER")

UPDATE IN RELATION TO THE FOLLOWING NOTES (THE "NOTES")

Description of Debt Securities	ISIN
6.5% Cash / 7.5% PIK Senior Notes Due 2025	XS2495355674
6.5% Cash / 7.5% PIK Senior Notes Due 2027	XS2495358009
6.5% Cash / 7.5% PIK Senior Notes Due 2028	XS2495359403

References are made to the announcements of the Issuer dated 16 December 2024, 23 January 2025, 28 February 2025, 31 March 2025, 16 May 2025, 31 July 2025, 12 September 2025 and 26 September 2025, 10 October 2025, 14 October 2025 and 14 November 2025 (the "**Announcements**"). Unless otherwise defined, capitalised terms used herein shall have the same meanings as those used in the Announcements.

The Transaction Companies are pleased to announce that as at noon Hong Kong time on 28 November 2025 (before the Accession Deadline), Scheme Creditors representing approximately 77% of the aggregate outstanding principal amount of the In-Scope Debt have acceded or are taking steps to accede to the RSA.

As a courtesy to the Scheme Creditors who have submitted a valid consent instruction but require additional time to complete and execute the Accession Letter, the Transaction Companies have amended the Accession Deadline to 4:00 p.m. London time on 12 December 2025.

This is a significant milestone towards implementation of the Restructuring, which the Company considers, when completed, will comprehensively improve its capital structure, and enable the Company to better manage its operations and deliver long-term value for its stakeholders (including the Scheme Creditors). The Company is deeply encouraged by and grateful for the strong support it has received to date. The Company remains fully committed to implementation of the Restructuring and is working closely with its advisors, as well as with creditors and their advisors to advance the Restructuring.

The Company and the Issuer urge all holders of the In-Scope Debt who are interested in acceding to the RSA to, as soon as possible, review the RSA and accede to the RSA by delivering to the Information Agent a validly completed and executed Accession Letter via the Transaction Website (<https://clients.dfkingltd.com/guangzhouRF>) as well as submitting a valid electronic consent instruction to the relevant Clearing System (as applicable) in respect of all of its In-Scope Debt. To be eligible for the Consent Fee, holders of In-Scope Debt must accede prior to the Accession Deadline.

The Information Agent can be contacted using the details below:

D.F. King Ltd

Transaction Website: <https://clients.dfkingltd.com/guangzhouRF>

Address:

In London: 51 Lime Street, London, EC3M 7DQ, United Kingdom

In Hong Kong: Suite 1601, 16/F, Central Tower, 28 Queen's Road Central, Hong Kong

Email: GuangzhouRF@dfkingltd.com

Tel: London +44 20 3885 9156, Hong Kong +852 5808 1738

Holders of the In-Scope Debt who have validly acceded to the RSA by duly completing the above steps do not need to take any action.

Except for the modifications set forth above, all other terms and conditions of the RSA as set out in the Announcements shall remain unchanged.

Further announcement(s) will be made by the Issuer to inform shareholders and other investors of the Company and the Issuer of any material development on the Proposal as and when appropriate.

Hong Kong, 28 November 2025