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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)

**Poll Results at the 2020 Annual General Meeting held on 28 May 2021
and Payment of the Final Dividend**

- Final Dividend for the year ended 31 December 2020 of RMB0.62 per Share will be paid on 30 July 2021.

Poll Results at the 2020 Annual General Meeting

Reference is made to the circular of Guangzhou R&F Properties Co., Ltd. (the “**Company**”) dated 20 April 2021 (the “**Circular**”), the notice of the 2020 annual general meeting dated 20 April 2021 (the “**AGM Notice**”), the supplemental circular of the 2020 annual general meeting of the Company dated 12 May 2021 (the “**Supplemental AGM Circular**”) and the supplemental notice of the 2020 annual general meeting dated 12 May 2021 (the “**Supplemental AGM Notice**”). The Company is pleased to announce the results of voting taken by way of poll pursuant to Rule 13.39(5) of the Listing Rules at the 2020 annual general meeting (the “**2020 AGM**”) of the Company held at 11:00 a.m. on 28 May 2021. Unless otherwise specified, capitalised terms used in this announcement shall have the same meaning as those defined in the Circular and the AGM Notice.

The 2020 AGM was convened in accordance with the requirements of the Company Law of the People's Republic of China and the articles of association of the Company. All resolutions proposed were duly passed as ordinary resolutions or special resolutions, as the case may be, at the 2020 AGM.

The Company is pleased to announce the poll results in respect of the ordinary resolutions or special resolutions proposed at the 2020 AGM held on 28 May 2021 as follows:

Ordinary Resolutions		Number of votes cast at the 2020 AGM (approximate % of total number of votes cast)		
		For (%)	Against (%)	Abstain (%)
1.	To consider and approve the report of the board of directors (the “Board”) of the Company for the year ended 31 December 2020	2,501,063,889 shares 100.00%	0 shares 0%	2,533,200 shares -
2.	To consider and approve the report of the supervisory committee of the Company for the year ended 31 December 2020	2,501,063,889 shares 100.00%	0 shares 0%	2,533,200 shares -
3.	To consider and approve the audited financial statements and the report of the auditors for the year ended 31 December 2020	2,501,063,889 shares 100.00%	0 shares 0%	2,533,200 shares -
4.	To consider and declare a final dividend for the year ended 31 December 2020 of RMB0.62 per share	2,501,722,464 shares 99.93%	1,874,625 shares 0.07%	0 shares -
5.	To consider and re-appoint PricewaterhouseCoopers as auditor of the Company, and to authorize the Board to fix the remuneration of the auditor	2,496,548,665 shares 99.72%	7,048,424 shares 0.28%	0 shares -
6.	To authorize the Board to decide on matters relating to the payment of interim dividend for the six months ended 30 June 2021	2,501,722,464 shares 99.93%	1,874,625 shares 0.07%	0 shares -
7.	To consider and re-elect the following retiring directors, and authorize the Board to fix their remunerations:			
	(a) Re-election of Dr. Li Sze Lim as the Company’s executive director	2,416,304,073 shares 96.52%	87,235,816 shares 3.48%	57,200 shares -
	(b) Re-election of Mr. Zhang Li as the Company’s executive director	2,467,365,114 shares 98.56%	36,174,775 shares 1.44%	57,200 shares -
	(c) Re-election of Mr. Ng Yau Wah, Daniel as the Company’s independent non-executive director	2,484,600,125 shares 99.24%	18,939,764 shares 0.76%	57,200 shares -
8.	To authorize the legal representative(s) or authorized person(s) of the Company and its subsidiaries to sign composite credit facilities or loans related agreements and documents with the limit of each agreement not more than RMB8 billion (including RMB8 billion)	2,481,190,009 shares 99.11%	22,407,080 shares 0.89%	0 shares -

Special Resolutions		Number of votes cast at the 2020 AGM (approximate % of total number of votes cast)		
		For (%)	Against (%)	Abstain (%)
9.	To consider and approve the Company to extend guarantees on behalf of subsidiaries and extend guarantees on behalf of associates and joint ventures and other investee companies (including the extension of external guarantees by the subsidiaries), the new aggregate amount of the guarantees shall be up to RMB100 billion	2,182,402,641 shares 87.17%	321,194,448 shares 12.83%	0 shares -
10.	To consider and approve the guarantees extended pursuant to special resolution no. 10 of the 2019 annual general meeting, the guarantees extended on behalf of subsidiaries and associates and joint ventures (including the extension of external guarantees by the subsidiaries) in 2020	2,227,274,476 shares 88.96%	276,322,613 shares 11.04%	0 shares -
11.	To grant an unconditional and general mandate to the Board to issue, allot and deal in additional shares in the capital of the Company and to authorize the Board to execute all such relevant documents and to make necessary amendments to the Articles of Association	2,224,836,522 shares 88.87%	278,710,167 shares 11.13%	50,400 shares -
12.	To consider and approve the Company's issue of direct debt financing products and asset securitization products (including but not limited to REITs) in 2021	2,481,190,009 shares 99.11%	22,407,080 shares 0.89%	0 shares -
13.	To authorize the Board (or its authorized person(s)) to handle at its sole discretion the matters in relation to the Company's issue of direct debt financing products and asset securitization products (including but not limited to REITs) in 2021	2,481,190,009 shares 99.11%	22,407,080 shares 0.89%	0 shares -
Supplemental Special Resolution		Number of votes cast at the 2020 AGM (approximate % of total number of votes cast)		
		For (%)	Against (%)	Abstain (%)
14.	To consider and approve the proposed increase in the registered capital of the Company from RMB938,091,836 to RMB3,752,367,344 by increasing the par value of each Share from RMB0.25 to RMB1 through the application of the capital reserve of the Company, without increasing the number of Shares (the "Capitalisation of Capital Reserve") and the proposed amendments to the Articles of Association of the Company	2,384,646,525 shares 99.21%	18,950,564 shares 0.79%	0 shares -

As at the date of the 2020 AGM, the total number of issued shares of the Company was 3,752,367,344 Shares of which was the total number of Shares entitling the holders to attend and vote for or against the resolutions at the 2020 AGM. There were no Shares entitling the holders to attend and abstain from voting in favour of the ordinary resolutions or special resolutions at

the 2020 AGM as set out in Rule 13.40 of the Listing Rules and there were no Shares requiring the holders to abstain from voting at the 2020 AGM under the Listing Rules.

Payment of the Final Dividend

The board of directors (the “**Board**”) of the Company is pleased to announce that the proposed final dividend for the year ended 31 December 2020 of RMB0.62 per Share (the “**Final Dividend**”) was approved by the Shareholders at the 2020 AGM. The details of the payment of the Final Dividend will be as follows:

The Company will pay the Final Dividend of RMB0.62 per Share for the year ended 31 December 2020 on 30 July 2021 to Shareholders whose names appear on the register of members of the Company at the close of business on 9 June 2021. The H Share register of members of the Company will be closed from Thursday, 3 June 2021 to Wednesday, 9 June 2021, both days inclusive.

According to the Company’s articles of association, dividend payable to the holders of H shares shall be paid in Hong Kong dollars, based on an exchange rate which was the average closing exchange rate for Renminbi (“**RMB**”) to Hong Kong dollars as announced by the People’s Bank of China for the week prior to the date of the declaration of the Final Dividend.

The average of the closing exchange rates for RMB to Hong Kong dollars as announced by the People’s Bank of China for the week prior to 28 May 2021, the date of the 2020 AGM in which the Final Dividend was approved was RMB0.827286 to HK\$1.00. Accordingly, the amount of Final Dividend payable per H share is HK\$0.749438.

According to the Enterprise Income Tax Law of the PRC and its implementation regulations, the Company is required to withhold PRC enterprise income tax at the rate of 10% before paying dividend to non-resident enterprise shareholders which would include HKSCC Nominees Limited.

The Company has appointed Bank of China (Hong Kong) Trustee Limited as the receiving agent in Hong Kong and will pay to the receiving agent the Final Dividend for payment to holders of H shares on 30 July 2021. Cheques will be dispatched to holders of H shares by ordinary post at their own risk.

Profit Distribution to Investors of Southbound Trading

For investors of the Shanghai Stock Exchange and Shenzhen Stock Exchange (including enterprises and individuals) investing in the H shares of the Company listed on the Hong Kong Stock Exchange, their dividends will be distributed in RMB by the Company through the Shanghai Branch or Shenzhen Branch of China Securities Depository and Clearing Corporation Limited, as the case may be. Pursuant to the relevant requirements under the Notice on the Tax

Policies Related to the Pilot Program of the Shanghai-Hong Kong Stock Connect (關於滬港股票市場交易互聯互通機制試點有關稅收政策的通知) (Caishui [2014] No. 81) and the Notice on the Tax Policies Related to the Pilot Program of the Shenzhen-Hong Kong Stock Connect (關於深港股票市場交易互聯互通機制試點有關稅收政策的通知) (Caishui [2016] No. 127), for dividends received by domestic investors from investing in H shares listed on the Hong Kong Stock Exchange through Shanghai-Hong Kong Stock Connect or Shenzhen-Hong Kong Stock Connect (the “**Southbound Trading**”), the company of such H shares shall withhold and pay individual income tax at the rate of 20% on behalf of the investors. For dividends received by domestic securities investment funds from investing in H shares listed on the Hong Kong Stock Exchange through the Southbound Trading, the tax payable shall be the same as that for individual investors. The company of such H shares will not withhold and pay the income tax of dividends for domestic enterprise investors and those domestic enterprise investors shall report and pay the relevant tax themselves. The record date and the date of distribution of cash dividends and other profit distribution arrangements for the investors of Southbound Trading will be the same as those for the holders of H shares of the Company.

Computershare Hong Kong Investor Services Limited (the Company’s share registrar) and China Commercial Law Firm, Guangdong acted as the scrutineers at the 2020 AGM.

Shareholders may refer to the Circular, the AGM Notice, the Supplemental AGM Circular and the Supplemental AGM Notice (together as the “**Documents**”) for details of the above ordinary resolutions and special resolutions which were passed at the 2020 AGM. The Documents may be viewed and downloaded from the Company’s website at www.rfchina.com or the website of the Stock Exchange at www.hkexnews.hk.

By order of the Board
Guangzhou R&F Properties Co., Ltd.
Michael Lee
Company Secretary

Hong Kong, 28 May 2021

As at the date of this announcement, the executive directors of the Company are Dr. Li Sze Lim, Mr. Zhang Li, Mr. Zhang Hui and Mr. Xiang Lijun; 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 purposes only*