

廣州富力地產股份有限公司 GUANGZHOU R&F PROPERTIES CO., LTD:

(於中華人民共和國註冊成立之股份有限公司) (a joint stock limited company incorporated in the People's Republic of China with limited liability) (Stock Code 股份代號: 2777)

27 February 2024

Dear Registered Holder,

Guangzhou R&F Properties Co., Ltd. (the "Company")

Notice of publication of Circular and Proxy Form of EGM (the "Current Corporate Communication") and Arrangement of Electronic Dissemination of Corporate Communications (the "Corporate Communications")

The English and Chinese versions of the Company's Current Corporate Communication are available on the Company's website at www.ftchina.com and the HKEXnews's website or of Current Corporate Communication is enclosed (if applicable). You may access the Current Corporate Communication as appeared on the Company's website or by referring to the attached printed version(s) (if applicable). If you have any difficulty in receiving or gaining access to the Current Corporate Communication posted on the Company's website for any reason or wish to receive the Current Corporate Communications in printed form, the Company will promptly upon your request send the printed version of the Current Corporate Communications to you free of charge; please write to the Company's Hong Kong share registrar, Computershare Hong Kong Investor Services Limited (the "Share Registrar") at 17M Floor, Hopewell Centre, 183 Queen's Road East, Wan Chai, Hong Kong or by email to quanazhour&if@computershare.com.hk.

Arrangement of Electronic Dissemination of Corporate Communications

Pursuant to Rule 2.07 of the Rules Governing The Listing of Securities on The Stock Exchange of Hong Kong Limited under the expansion of paperless listing regime and electronic dissemination of corporate communications that came into effect on 31 December 2023, the Company is writing to inform you that the Company has adopted electronic dissemination of corporate communications, which mean any documents issued or to be issued by the Company for the information or action of holders of any of its securities, including but not limited to (a) the directors' report, its annual accounts together with a copy of the auditors' report and, where applicable, its summary financial report; (b) the interim report and, where applicable, its summary interim report; (c) a notice of meeting; (d) a listing document; (e) a circular and (f) a proxy form.

Please note that both the English and Chinese versions of all future Corporate Communications will be available electronically on the Company's website and the HKEXnews's website in place of printed copies.

Solicitation of electronic contact details

To ensure timely receipt of the latest Corporate Communications, the Company recommends you provide your email address by scanning your personalized QR code printed on the enclosed reply form (the "Reply Form"). Alternatively, you may sign and return the Reply Form to the Share Registrar. If the Company does not receive the duly completed and signed Reply Form or any response in writing indicating any objection from you, and until you inform the Share Registrar, you are deemed to have consented to read all future Corporate Communications published on the Company's website, and a notification of the publication of the Corporate Communications on the Company's website will be sent to you in the future.

If the Company does not receive a functional email address in your reply, until such time that the functional email address is provided to the Share Registrar, you will (i) be unable to receive any notifications regarding the publication of Corporate Communications; (ii) need to proactively check the Company's website and the HKEXnews website to keep up with the publication of Corporate Communications; and (iii) the Company will send the Actionable Corporate Communications (Note 1) in printed form in the future.

If you want to receive the Corporate Communications in printed form, please complete the enclosed Reply Form and send it to the Share Registrar or send an email to guangzhour&f@computershare.com.hk specifying your name, address and request to receive the Corporate Communications in printed form. Please note that such instruction shall be valid for one year starting from the receipt date of your instruction and will expire thereafter.

Should you have any queries in relation to this letter, please contact the Company's Share Registrar via email at guangzhour&f@computershare.com.hk

For and on behalf of Guangzhou R&F Properties Co., Ltd.

Note 1: Actionable Corporate Communication is any corporate communication that seeks instructions from issuer's securities holders on how they wish to exercise their rights or make an election as the issuer's securities holder.

各位登記持有人:

廣州富力地產股份有限公司(「本公司」)

<u>臨時股東大會通函及代表委任表格(「本次公司通訊文件」)之發佈通知及以電子方式發佈公司通訊(「公司通訊)之安排</u>

本公司本次公司通訊的中、英文版本已上載於本公司的網站 www.ffchina.com 和披露易網站 www.hkexnews.hk (「披露易網站」) 或按安排附上本次公司通訊之印刷本(如適用)。閣下可在本公司的網站閱覽本次公司通訊、在披露易網站瀏覽有關文件或參考隨附之印刷本(如適用)。如 閣下若因任何理由以致在收取或接收載於本公司網址上的本次公司通訊文件出現困難,本公司將於接到 閣下通知後,盡快向 閣下免費發送有關本次公司通訊文件的印刷本; 閣下可以書面方式通知香港中央證券登記有限公司(「股份過戶處」),地址為香港灣仔皇后大道東 183 號合和中心 17M 樓,或電郵至 guangzhour&f@computershare.com.hk。

以電子方式發佈公司通訊之安排

根據自 2023 年 12 月 31 日起生效的擴大無紙化制度及以電子方式發佈公司通訊規定下香港聯合交易所有限公司證券上市規則第 2.07 條,本公司謹此通知 閣下,公司已採用以電子方式發佈公司通訊之安排,該公司通訊是指公司為向其任何證券持有人提供資訊或提醒其採取行動而發佈或將要發佈的任何文件,包括但不限於(a)董事報告、年度帳目以及審計報告副本以及(如適用)財務摘要報告: (b) 中期報告及其中期報告摘要(如適用); (c) 會議通知; (d) 上市文件; (e) 通函和 (f) 委任寿格。

請注意,所有未來公司通訊的英文版和中文版將在本公司網站和披露易網站上提供,以代替印刷本。

零集電子騰終資料

為確保及時收到最新的公司通訊,公司建議 閣下透過掃描本函背頁之回條(「**回條**」)上列印的 閣下專屬二維碼來提供 閣下的電子郵件地址。 或者, 閣下也可以簽署回條並交回股份過戶處。倘若本公司未收到 閣下已填妥並簽署之回條或表示反對之任何書面回覆,並且在 閣下通知股份過戶處之前, 閣下將被視為已同意收取所有日後公司通訊之網上版本,而公司日後將向 閣下發送已在公司網站登載的公司通訊之通知。

如果公司沒有收到 閣下的有效電子郵件地址,直至股份過戶處收到 閣下有效的電子郵件地址前, 閣下將(i)無法收到任何有關發佈公司通訊的通知;(ii)需要主動查看公司網站和披露易網站以留意公司通訊的發佈;及(iii)本公司未來將以印刷本形式發送可供採取行動的公司通訊(^{牌性-)}。

若 閣下希望收取日後公司通訊之印刷本,請填妥回條或發送電子郵件至 guangzhour&f@computershare.com.hk, 並註明 閣下的姓名、地址以及收取公司通訊印刷版的要求。 請注意,收取日後公司通訊印刷本之指示由收悉 閣下指示當日起計一年內有效,此後將過期。

如 閣下對本函內容有任何疑問,請發送電郵至本公司之股份過戶登記處 guangzhour&f@computershare.com.hk 查詢。

廣州富力地產股份有限公司

謹啟

GRFH

Personalized QR Code

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		REPLY FORM	回側	条
To:	Computershare Hong Kong Investor Services Limited	致	:	7
	(the "Share Registrar")			(

17M Floor, Hopewell Centre 183 Queen's Road East, Wan Chai, Hong Kong

香港中央證券登記有限公司 (「股份過戶處」) 香港灣仔皇后大道東 183 號 合和中心 17M 樓

(Please **choose ONLY ONE** of the options below) (請從以下選項中**只選擇其中一項**)

You are NOT required to return this Reply Form if you choose Option 1. 如選擇了選項 1 · 閣下 無須 交回本回條。	Option 1:Provide your email address for receipt of future Corporate Communications* of the Company via electronic dissemination by scanning your personalized OR code選項1:掃瞄閣下專屬二維碼提供閣下之電子郵件地址,以接收公司通過電子方式 發佈的未來公司通訊*		
		You are NOT required to return this Reply Form if you choose Option 1. 如選擇了選項 1· 閣下 無須 交回本回條。	

	1个目队	
Option 2: I/we hereby provide my/our email address in writin via electronic dissemination 選項 2: 本人/吾等現以書面提供本人/吾等之的電子郵件地址 Name of Securities holder(s) 證券持有人姓名: Email address 電郵地址: (Notes 3 / 附註 3)		可」)通過電子方式發佈的未來公司通訊。 市公司名稱: operties Co., Ltd.
Option 3: I/we hereby request for receipt of Corporate Community the receipt date of instruction. (Notes 5) (Please mark "√" in the be 選項 3: 本人/吾等現要求收取公司通訊*印刷版並已知悉本指 English Version 英文版本	elow box if applicable)	ed that this instruction is valid only for one year starting from (<i>M</i> 註5) (如適用·請在以下方格內劃上「✓」號) English and Chinese Version 英文及中文版本
Signature(s): ^(Notes I) 簽名: ^(附註 I)	Contact number: 聯絡電話號碼:	Date: 日期:
Notes 附註: 1. Please complete all your details clearly. If your shares are held in joint names, all of 請薄楚填妥 關下之所有資料。如屬聯名般東·則本回條須由所有聯名股東聯合簽2. Any Reply Form with no signature or otherwise incorrectly completed will be void. 任何回條若未有簽書或在其他方面填寫不正確。則本回條務會作簽2。 3. If the Company does not receive a functional email address in your reply, you will be u 如公司沒有收到 關下的有效電子郵件地址 · 關下將無法收到有關發佈公司總訊 4. If you provide more than one email address by QR code, email, reply form and/or othe 如 關下經過二維碼。電影、回條及/或其他方式提供多於一個的電子郵件地址 · 少 If you mark "4" in the box in Option 3, no email address will be registered and only 如 關下在經過了 in the box in Option 3, no email address will be registered and only 如 圖下在經頁 3方格內劃上 '4' ,號,將不會青華子郵件地址被登記,只有公司 6. For the avoidance of doubt, the Company does not accept any other instructions given 海免存疑,在本回條上的任何額外指示,公司將不予確理。 * Unless otherwise specified. Corporate Communications refer to any documents issued	署,方為有效。 unable to receive notifications regarding the publications regarding the publications, only the latest one email address provided r means, only the latest one email address provided for 馬德捷提供的電子影件地址將會被用於登 Corporate Communications* in printed form will be 遠部*的印刷版會被收取。 on this Reply Form.	tion of Corporate Communications*. will be registered. 당 .

report, interim report, notice of meeting, circular and proxy form.

陈菲另有註明·公司通訊乃指公司已發出或將予發出以供其任何證券的持有人參照或採取行動的任何文件·其中包括但不限於年報、中期報告、會議通告、通函及代表委任表格。

PERSONAL INFORMATION COLLECTION STATEMENT 收集個人資料暨明

- 個人資料聲明

 "Personal Data" in this statement has the same meaning as "personal data" in the Personal Data (Privacy) Ordinance, Chapter 486 of the Laws of Hong Kong ("PDPO").

 本聲明中所指的「個人資料」與香港法例第 486章(個人資料(私隱)條例)(「《私隱條例)」)中「個人資料」的涵養相同。

 Your Personal Data provided in this Reply Form will be used in connection with, including but not limited to, the Company's electronic dissemination of Corporate Communications* and to liaise with you on other matters relating to your holdings in the Company, Your supply of Personal Data to the Company is on a volunty basis. In case of a failure to provide sufficient information, the Company may not be able to process your instruction and/or request as stated in this Reply Form.

 圖下於本色像所是供的個人資料無用於(包括但不限於)有關公司以電子方式發佈公司通訊*及就 關下持有的公司證券有關的其他事宜上與 閣下聯絡。 閣下是自願向本公司提供個人資料。若 閣下未能提供足夠資料。本公司可能無法處理 閣下在本回條上所述的指示及或要求。

 Your Personal Data may be disclosed or transferred by the Company to its subsidiaries, the Share Registrar, and/or other companies robdies for any of the stated purposes, or when it is required to do so by law and will be retained for such period as may be necessary for our verification and record purposes.

 公司可就任何所義即的用於(包括便不使了的情况下,將 閣下的個人資料と概念機解移企司的附屬公司,股份過戶處、及反或其他公司或團體。並將在適當期間保留該等個人資料作核實及起酬服金。

 You have the right to request access to and/or correction of your Personal Data in accordance with the provisions of the PDPO. Any such request for access to and/or correction of your Personal Data should be in writing, by mail to the Hong Kong frivacy Officer @computershare.com ht.

 The Replace of the Share Registrar at 17m Floor. Hopewell Centre, 183 Oncen's Road East, Wan Chai, Hong Kong or by email at PrivacyOfficer@computershare.com ht.

 The Replace of the Share Registrar at 17m Floor. Hopewell Centre, 183 Oncen's Road East, Wan Chai, Hong Kong or by email at PrivacyOfficer@computershare.com ht.

 The Replace of the Share Registrar at 17m Floor. Hopewell Centre, 183 Oncen's Road East, Wan Chai, Hong Kong or by email at PrivacyOfficer@computershare.com ht. (ii)

Mailing Label 郵寄標籤

Computershare Hong Kong Investor Services Limited 香港中央證券登記有限公司

> Freepost No. 簡便回郵號碼:37 Hong Kong 香港

Please cut the mailing label and stick it on an envelope to return this form to us.

No postage is necessary if posted in Hong Kong.

當 閣下寄回此回條時·請將郵寄標籤剪貼於信封上。 如在本港投寄· 閣下無需支付郵費或貼上郵票。