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Xi'an Kingfar Property Services Co., Ltd.
西安經發物業股份有限公司

(A joint stock company incorporated in the People's Republic of China with limited liability)

(Stock Code: 1354)

**MAJOR AND CONNECTED TRANSACTIONS IN RELATION TO THE
ACQUISITION AND LEASE OF PROPERTIES AND CARPARK SPACES**

DELAY IN DESPATCH OF CIRCULAR

Reference is made to the announcement of Xi'an Kingfar Property Services Co., Ltd. dated 5 December 2025 in relation to the (i) the proposed acquisition of the Property Units, (ii) the proposed lease of the Civil Air Defence Carpark Spaces and (iii) the proposed transfer of certain usage right of the Mechanical Carpark Spaces (the “**Announcement**”). Capitalised terms used herein shall have the same meanings as those defined in the Announcement unless otherwise specified.

As set out in the Announcement, a circular containing, among other things: (i) further information on the Transactions; (ii) a letter of recommendations from the Independent Board Committee in relation to the Transactions; (iii) a letter of advice from the Independent Financial Adviser to the Independent Board Committee and the Independent Shareholders in relation to the Transactions; (iv) valuation report in respect of the Target Assets; and (v) other information as required under the Listing Rules, together with a notice of the EGM, was expected to be despatched to the Shareholders on or before 31 December 2025.

As additional time is required for the Company to prepare, update and finalise certain information for inclusion in the Circular, it is expected that the Circular will be despatched on or before 16 January 2026.

By Order of the Board of
Xi'an Kingfar Property Services Co., Ltd.
Mr. Wu Suozheng
Chairman of the Board and Executive Director

Hong Kong, 31 December 2025

As at the date of this joint announcement, the Board comprises: (i) Mr. Wu Suozheng, Mr. Sun Qi and Mr. Cheng Hongrang as executive Directors; (ii) Mr. Zhao Junping, Mr. Yang Gang and Ms. Li Lingxiao as non-executive Directors; and (iii) Mr. Lam Siu Wing, Dr. Jiang Li and Mr. Cao Yang as independent non-executive Directors.