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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)**

**NOTICE OF THE EXTRAORDINARY GENERAL MEETING**

**NOTICE IS HEREBY GIVEN THAT** the extraordinary general meeting (the “EGM”) of Xi'an Kingfar Property Services Co., Ltd. (the “Company”) will be held on Thursday, 9 July 2026 at 10:00 a.m. at Room 10701, Unit 1, Building 3, Xi'an Financial Innovation Center, No. 51 Fengcheng Second Road, Economic and Technological Development Zone, Xi'an, Shaanxi, PRC for the purposes of considering and, if thought fit, approving the following resolution. In this notice, unless the context otherwise requires, terms used herein shall have the same meanings as defined in the Company's circular dated 18 June 2026 (the “Circular”).

**ORDINARY RESOLUTION**

1. To consider and approve the re-appointment of SHINEWING Certified Public Accountants (Special General Partnership) and SHINEWING (HK) CPA Limited as the domestic and overseas auditors of the Company for the year of 2026, and to authorise the Board to determine their remunerations and enter into the relevant agreements.

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

Hong Kong, 18 June 2026

*As at the date of this notice, 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.*

*Notes:*

1. All resolution(s) at the EGM will be taken by poll (except where the chairman decides to allow a resolution relating to a procedural or administrative matter to be voted on by a show of hands) pursuant to the Listing Rules. The results of the poll will be published on the websites of the Company at [www.xajfwy.com](http://www.xajfwy.com) and the Stock Exchange at [www.hkexnews.hk](http://www.hkexnews.hk) after the EGM.
2. Any Shareholder entitled to attend and vote at the EGM convened by the above notice is entitled to appoint one or more proxies to attend and vote instead of him/her. A proxy needs not be a Shareholder. If more than one proxy is appointed, the number of Shares in respect of which each such proxy so appointed must be specified in the relevant proxy form. Every Shareholder presents in person or by proxy shall be entitled to one vote for each Share held by him/her.
3. In order to be valid, the instrument appointing a proxy together with the power of attorney or other authority, if any, under which it is signed, or a notarially certified copy of such power of attorney or authority, must be completed and returned to the Company's H share registrar, Computershare Hong Kong Investor Services Limited, 17M Floor, Hopewell Centre, 183 Queen's Road East, Wan Chai, Hong Kong (for holders of H Shares), or to the office of the Company in the PRC at Room 10701, Unit 1, Building 3, Xi'an Financial Innovation Center, No. 51 Fengcheng Second Road, Economic and Technological Development Zone, Xi'an, Shaanxi, PRC (for holders of Domestic Shares), at least 24 hours before the EGM (i.e. before 10:00 a.m. on Wednesday, 8 July 2026) or any adjourned meeting thereof. Completion and return of the form of proxy will not preclude a Shareholder from attending and voting at the EGM or any adjourned meeting thereof should he/she so wish.
4. For the purpose of determining the Shareholders' eligibility to attend and vote at the EGM (and any adjourned meeting thereof), the Company's H share registrar will be closed from Monday, 6 July 2026 to Thursday, 9 July 2026, both days inclusive, during which period no transfer of H Shares will be registered. In order to be eligible to attend and vote at the EGM, unregistered holders of the H Shares shall ensure all transfer documents accompanied by the relevant share certificates must be lodged with the Company's H share registrar, Computershare Hong Kong Investor Services Limited, Shops 1712-1716, 17th Floor, Hopewell Centre, 183 Queen's Road East, Wan Chai, Hong Kong not later than 4:30 p.m. on Friday, 3 July 2026 for registration. Shareholders whose names appear on the register of members of the Company on Thursday, 9 July 2026 are entitled to attend and vote at the EGM.
5. The necessary expenses required for the general meetings convened by the Shareholders shall be borne by the Company.
6. An individual shareholder attending the EGM in person shall present his/her identification card or other document or certification of identification. A proxy attending the EGM on behalf of a shareholder shall present his/her identification card and the power of attorney signed by the appointer or his/her representative with the issue date. A corporate shareholder shall attend the EGM by its legal representative or his/her nominee or the person authorised by the Board of Directors or other decision-making body. A legal representative attending the EGM shall present his/her identification card and document which can certify his/her capacity as a legal representative. The legal representative or the person authorised by the Board of Directors or other decision-making body attending the EGM shall present his/her identification card and the power of attorney signed by the legal representative.

7. Contact information of the EGM:

The Office of the Board of Xi'an Kingfar Property Services Co., Ltd.

Address: Room 10701, Unit 1, Building 3, Xi'an Financial Innovation Center, No. 51 Fengcheng  
Second Road, Economic and Technological Development Zone, Xi'an, Shaanxi, PRC

Postal code: 710016

Phone: 029-86689912

Email: JF-IPO@xajfwy.cn

8. Further details of the resolution are set out in the circular of the Company dated 18 June 2026. Unless otherwise indicated, capitalised terms used in this notice shall have the same meanings as those defined in the circular.

9. References to dates and time in this notice are to Hong Kong dates and time.