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If you have sold or transferred all your shares in **Xi'an Kingfar Property Services Co., Ltd.**, you should at once hand this circular with the accompanying form of proxy to the purchaser(s) or the transferee(s) or to the bank, the licensed securities dealer or registered institution in securities or other agent through whom the sale or transfer was effected for transmission to the purchaser(s) or transferee(s).

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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)

(1) PROPOSED APPOINTMENT OF AUDITORS
(2) PROPOSED ABOLISHMENT OF THE SUPERVISORY COMMITTEE AND
AMENDMENTS TO THE ARTICLES OF ASSOCIATION
AND
(3) NOTICE OF THE EXTRAORDINARY GENERAL MEETING

A notice convening the EGM of Xi'an Kingfar Property Services Co., Ltd. to be held on Wednesday, 22 October 2025 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 is set out on pages 25 to 26 to this circular, respectively. The form of proxy for use at the EGM are also enclosed herein. Such form of proxy is also published on the websites of the Stock Exchange (www.hkexnews.hk) and the Company (www.xajfwy.com).

Shareholders who intend to appoint a proxy to attend the EGM shall complete and return the enclosed form of proxy in accordance with the instructions printed thereon to the H share registrar of the Company, Computershare Hong Kong Investor Services Limited, 17M Floor, Hopewell Centre, 183 Queen's Road East, Wan Chai, Hong Kong, not less than 24 hours before the time fixed for holding the EGM or any adjourned meeting thereof (as the case may be). Completion and return of the form of proxy will not preclude Shareholders from attending and voting in person at the EGM or any adjourned meeting thereof if they so wish, and in such event, the relevant form of proxy shall be deemed to be revoked.

30 September 2025

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DEFINITIONS

In this circular, the following expressions shall have the following meanings unless the context requires otherwise:

“Articles of Association”	the articles of association of the Company, as amended from time to time
“Audit Committee”	the audit committee of the Company
“Board”	board of Directors
“China” or the “PRC”	the People’s Republic of China, but for the purpose of this circular and for geographical reference only and except where the context otherwise requires, references in this circular to “China” and the “PRC” do not include Hong Kong, the Macau Special Administrative Region and Taiwan of the PRC
“Company”	Xi’an Kingfar Property Services Co., Ltd., a joint stock company incorporated in the People’s Republic of China with limited liability and the H Shares of which are listed on the Main Board of the Stock Exchange
“Director(s)”	director(s) of the Company
“Domestic Share(s)”	ordinary shares in the share capital of the Company with a nominal value of RMB1.00 each, which are subscribed for and paid up in Renminbi
“Domestic Shareholder(s)”	the holder(s) of Domestic Share(s)
“EGM”	the extraordinary general meeting of the Company to be held on Wednesday, 22 October 2025 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 to consider and, if appropriate, to approve the resolutions contained in the notice of the meeting which is set out on pages 25 to 26 of this circular, or any adjournment thereof
“Group”	the Company and its subsidiaries

DEFINITIONS

“H Share(s)”	overseas listed foreign shares in the ordinary share capital of the Company with a nominal value of RMB1.00 each, which are subscribed for and traded in Hong Kong dollars and listed on the Main Board of the Stock Exchange
“H Shareholder(s)”	the holder(s) of H Share(s)
“Hong Kong”	the Hong Kong Special Administrative Region of the PRC
“Hong Kong dollars” or “HK\$”	Hong Kong dollars, the lawful currency of Hong Kong
“Latest Practicable Date”	30 September 2025, being the latest practicable date prior to the printing of this circular for ascertaining certain information in this circular
“Listing Rules”	the Rules Governing the Listing of Securities on the Stock Exchange
“RMB” or “Renminbi”	Renminbi, the lawful currency of the PRC
“Share(s)”	ordinary shares in the share capital of the Company with a nominal value of RMB1.00 each, comprising Domestic Shares and H Shares
“Shareholder(s)”	holder(s) of Share(s)
“Stock Exchange”	The Stock Exchange of Hong Kong Limited
“Supervisor(s)”	supervisor(s) of the Company
“Supervisory Committee”	the supervisory committee of the Company
“%”	per cent

In this circular, terms such as “subsidiary(ies)” shall have the meanings given to such terms in the Listing Rules, unless the context otherwise requires.

The English names of Chinese entities included in this circular are unofficial translations of their Chinese names and are included for identification purposes only.

LETTER FROM THE BOARD



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)

Executive Directors:

Mr. Wu Suozheng (*Chairman*)
Mr. Sun Qi
Mr. Cheng Hongrang

Non-executive Directors:

Mr. Zhao Junping
Mr. Yang Gang
Ms. Li Lingxiao

Independent Non-executive Directors:

Mr. Lam Siu Wing
Dr. Jiang Li
Mr. Cao Yang

*Headquarters and Registered Office
in the PRC:*

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

*Principal Place of Business
in Hong Kong:*

31/F, Tower Two
Times Square
1 Matheson Street
Causeway Bay
Hong Kong

30 September 2025

To the Shareholders,

Dear Sir or Madam,

(1) PROPOSED APPOINTMENT OF AUDITORS
(2) PROPOSED ABOLISHMENT OF THE SUPERVISORY COMMITTEE AND
AMENDMENTS TO THE ARTICLES OF ASSOCIATION
AND
(3) NOTICE OF THE EXTRAORDINARY GENERAL MEETING

1. INTRODUCTION

The purpose of this circular is to provide you with further information in relation to (i) the ordinary resolution to be proposed to seek approval of the Shareholders at the EGM for the appointment of auditors of the Company; and (ii) the special resolution to be proposed to seek

LETTER FROM THE BOARD

approval of the Shareholders at the EGM for the abolishment of the Supervisory Committee and amendments to the Articles of Association.

2. PROPOSED APPOINTMENT OF AUDITORS

Reference is made to the announcement of the Company dated 30 September 2025 in relation to the proposed change of auditors.

In view of the recent public information and considering the Company's existing business situation, the Company's upgrade of strategy and management and the cost management, and the demand for audit services, the Board resolved, according to the tender results with respect to the engagement of the auditor of the Company and with the recommendation from the Audit Committee, to propose the appointment of SHINEWING Certified Public Accountants (Special General Partnership) and SHINEWING (HK) CPA Limited as the new domestic and overseas auditors of the Company for the year of 2025 with effect from the close of the EGM and to hold office until the conclusion of the next annual general meeting of the Company and it is also proposed that the Board shall be authorized to fix its remuneration for the year of 2025 and enter into the relevant agreements, subject to the approval of Shareholders by an ordinary resolution at the EGM.

The Company has communicated with the original auditors, Xigema Certified Public Accountants (Special General Partnership) and KPMG ("KPMG"), in relation to the proposed change of auditors. Xigema Certified Public Accountants (Special General Partnership) and KPMG had considered the above considerations of the Company and agreed to resign as the auditors of the Company with effect from 22 October 2025. Xigema Certified Public Accountants (Special General Partnership) and KPMG, in their resignation letter, confirmed there are no matters that need to be brought to the attention of the Shareholders and the creditors of the Company. The Board and the Audit Committee confirm that there is no disagreement or outstanding matters between Xigema Certified Public Accountants (Special General Partnership) and KPMG and the Company, and there are no matters relating to the proposed change of auditors that need to be brought to the attention of the Shareholders and the creditors of the Company.

For the proposed appointment of SHINEWING Certified Public Accountants (Special General Partnership) and SHINEWING (HK) CPA Limited as the new domestic and overseas auditors of the Company for the year of 2025, the Audit Committee has considered a number of factors, including but not limited to (i) its experience in providing audit services to companies whose shares are listed on the Stock Exchange; (ii) its industry knowledge, technical competence and performance capability; (iii) its resources allocation, quality and capability including but not limited to manpower and time; (iv) its independence and objectivity; (v) its audit fee; (vi) its market reputation; (vii) its audit plan; and (viii) the guidelines issued by the Accounting and Financial Reporting Council. Based on the above, the Board and the Audit Committee have assessed and considered that SHINEWING Certified Public Accountants (Special General Partnership) and SHINEWING (HK) CPA Limited are independent and capable to perform a high quality audit and is qualified and suitable to act as the new domestic and overseas auditors of the Company. The Audit Committee is of the view that the appointment of SHINEWING Certified Public Accountants (Special General Partnership) and SHINEWING (HK) CPA Limited as the domestic and overseas auditors of the Company is in the interest of the Company and its Shareholders as a whole.

LETTER FROM THE BOARD

3. PROPOSED ABOLISHMENT OF THE SUPERVISORY COMMITTEE AND AMENDMENTS TO THE ARTICLES OF ASSOCIATION

Reference is made to the announcement of the Company dated 30 September 2025 in relation to the proposed abolishment of the Supervisory Committee and amendments to the Articles of Association.

In order to improve corporate governance, the Company intends and the Board proposes to abolish the the Supervisory Committee in accordance with the newly revised Company Law of the People's Republic of China, the Guidelines for Articles of Association of Listed Companies (revised in 2025), the Administrative Measures for Independent Directors of Listed Companies and other relevant laws, regulations, normative documents and regulatory requirements, and certain functions and powers of the Supervisory Committee as stipulated in the laws and regulations shall be undertaken by the Audit Committee, and the rules of procedure of the Supervisory Committee of the Company shall be abolished accordingly. Meanwhile, the Board proposes to amend relevant articles of the Articles of Association. The details of proposed amendments to the Articles of Association are set out in the Appendix to this circular. Save for the contents stated in the Appendix, the expression of "shareholders' meeting" in the Articles of Association shall also be adjusted to the "general meeting", the expressions of the "board of supervisors" and the "supervisors" in the Articles of Association shall be deleted and certain functions and powers of the board of supervisors shall be exercised by the Audit Committee.

Save for the proposed amendments to the Articles of Association, other articles of the Articles of Association shall remain unchanged. The proposed amendments to the Articles of Association were prepared in the Chinese language. In the event of any discrepancy between the English translation and the Chinese version, the Chinese version shall prevail.

The proposed amendments to the Articles of Association have been considered and approved by the Board on 30 September 2025 and are subject to the approval by the Shareholders at the EGM by way of a special resolution and will become effective upon the approval at the EGM.

The Company has received a written confirmation from its Hong Kong legal advisers, confirming that the proposed amendments to the Articles of Association conform with the requirements of the Listing Rules. The Company has also received a written confirmation from its PRC legal advisers, confirming that the proposed amendments to the Articles of Association conform with the laws of the PRC. The Company confirms that there is nothing unusual about the proposed amendments to the Articles of Association for a company listed in Hong Kong.

4. EGM, PROXY ARRANGEMENT AND CLOSURE OF REGISTER OF MEMBERS

The proxy form of the EGM is enclosed herewith.

LETTER FROM THE BOARD

If you intend to appoint a proxy to attend the EGM, you are required to complete and return the accompanying proxy form in accordance with the instructions printed thereon by personal delivery or by post not less than 24 hours before the time fixed for holding the EGM or any adjourned meeting thereof. H Shareholders are required to return the proxy form 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 and the Domestic Shareholders are required to return the proxy form to the Company's principal place of business 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. Completion and return of the proxy form will not preclude you from attending and voting in person at the EGM or at any adjourned meeting should you so wish, and in such event the form of proxy shall be deemed to be revoked.

For the purpose of determining the Shareholders' eligibility to attend and vote at the EGM (and any adjourned meeting thereof), the register of members of the Company will be closed from Friday, 17 October 2025 to Wednesday, 22 October 2025, both days inclusive, during which period no transfer of Shares will be registered. In order for the H Shareholders to qualify for attending and voting at the EGM, all properly completed share transfer forms together with the relevant H Share certificates shall 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 for registration not later than 4:30 p.m. on Thursday, 16 October 2025. Shareholders whose names appear on the register of members of the Company on Wednesday, 22 October 2025 are entitled to attend and vote at the EGM.

5. VOTING BY POLL

In accordance with Rule 13.39(4) of the Listing Rules, any vote of Shareholders at the EGM must be taken by poll except where the chairman of the general meeting, in good faith, decides to allow a resolution which relates purely to a procedural or administrative matter to be voted on by a show of hands. The Company shall publish the poll results announcement in the manner prescribed under Rule 13.39(5) of the Listing Rules.

None of the Shareholders are required to abstain from voting on the proposed resolutions at the EGM.

6. RECOMMENDATION

The Board (including independent non-executive Directors) considers that the resolutions proposed at the EGM are fair and reasonable and in the best interests of the Company and the Shareholders as a whole. Accordingly, the Board recommends the Shareholders to vote in favor of the proposed resolutions at the EGM.

LETTER FROM THE BOARD

7. FURTHER INFORMATION

Your attention is drawn to other parts of this circular, which contain further information on the Group and other information required to be disclosed under the Listing Rules.

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

Details of the proposed amendments to the Articles of Association are as follows (shown with strikethrough to denote text to be deleted and underline to denote text to be added):

APPENDIX

Existing Provisions

Article 9 The Articles of Association were adopted by a resolution at the shareholders' general meeting of the Company held on May 15, 2023, and shall come into effect from the date on which the H Shares issued by the Company are listed and traded on the Hong Kong Stock Exchange. Since the effective date, the Articles of Association shall become a legally binding document governing the organization and conduct of the Company, and the rights and obligations between the Company and its shareholders and among shareholders, and shall be a legally binding document governing on the Company, its shareholders, directors, supervisors and senior management. The aforesaid personnel shall have the right to propose claims concerning the affairs of the Company in accordance with the Articles of Association. The Company shall assume the primary responsibility for handling shareholders' complaints, improve the complaint handling mechanism and disclose the handling procedures and status, and effectively protect the shareholders' rights such as right to profit, right to know, right to participate, right to supervise and right to claim in accordance with the laws. According to the Articles of Association, shareholders may sue other shareholders, the Company's directors, supervisors, general manager and other senior management and the Company. The Company may sue shareholders, directors, supervisors, general manager and other senior management.

Amended Provisions

Article 9 The Articles of Association ~~were adopted by a resolution at the shareholders'~~shall come into effect from the date of approval by a resolution at the general meeting of the Company held on ~~May 15, 2023, and shall come into effect from the date on which the H Shares issued by the Company are listed and traded on the Hong Kong Stock Exchange~~• 2025. Since the effective date, the Articles of Association shall become a legally binding document governing the organization and conduct of the Company, and the rights and obligations between the Company and its shareholders and among shareholders, and shall be a legally binding document governing on the Company, its shareholders, directors,~~supervisors~~ and senior management. The aforesaid personnel shall have the right to propose claims concerning the affairs of the Company in accordance with the Articles of Association. The Company shall assume the primary responsibility for handling shareholders' complaints, improve the complaint handling mechanism and disclose the handling procedures and status, and effectively protect the shareholders' rights such as right to profit, right to know, right to participate, right to supervise and right to claim in accordance with the laws. According to the Articles of Association, shareholders may sue other shareholders, the Company's directors, ~~supervisors~~, general manager and other senior management and the Company. The Company may sue shareholders, directors, ~~supervisors~~, general manager and other senior management.

Existing Provisions

Amended Provisions

Article 43 The general meeting shall be the authority of power of the Company and shall exercise the following functions and powers according to laws:

Article 43 The general meeting shall be the authority of power of the Company and shall exercise the following functions and powers according to laws:

(I) to decide the business operation guidelines and investment plans for the Company;

~~(I) to decide the business operation guidelines and investment plans for the Company;~~

(II) to elect and change directors and supervisors who are not employees' representatives, and determine the remunerations of directors and supervisors;

~~(II) to elect and change directors and supervisors who are not employees' representatives, and determine the remunerations of directors and supervisors;~~

(III) to consider and approve reports of the Board;

~~(III) to consider and approve reports of the Board;~~
(II)

(IV) to consider and approve reports of the Supervisory Committee;

~~(IV) to consider and approve reports of the Supervisory Committee;~~

(V) to consider and approve the annual financial budgets and final accounting proposals of the Company;

~~(V) to consider and approve the annual financial budgets and final accounting proposals of the Company;~~

(VI) to consider and approve the Company's profit distribution plans and loss recovery plans;

~~(VI) to consider and approve the Company's profit distribution plans and loss recovery plans;~~
(III)

(VII) to resolve on the increase or reduction of the registered capital of the Company;

~~(VII) to resolve on the increase or reduction of the registered capital of the Company;~~
(IV)

(VIII) to resolve on the issuance of bonds of the Company, other securities and on listing matters;

~~(VIII) to resolve on the issuance of bonds of the Company, other securities and on listing matters;~~
(V)

(IX) to resolve on the merger, division, dissolution, liquidation or change in the form of the Company;

~~(IX) to resolve on the merger, division, dissolution, liquidation or change in the form of the Company;~~
(VI)

(X) to amend the Articles of Association;

~~(X) to amend the Articles of Association;~~
(VII)

(XI) to determine the Company's engagement, removal, discontinuance of engagement of accounting firms and the remunerations of accounting firms;

~~(XI) to determine the Company's engagement, removal, discontinuance of engagement of accounting firms and the remunerations of accounting firms;~~
(VIII) to authorize the Board of directors to make resolutions on the issuance of bonds of the Company;

(XII) to consider and approve the external guarantees which shall be approved at general meeting;

~~(XII) to consider and approve the external guarantees which shall be approved at general meeting;~~
(IX)

Existing Provisions

(XIII) to consider and approve the Company's purchase or disposal of major assets within one year with the aggregate amount exceeding 30% of the latest audited total assets of the Company;

(XIV) to consider and approve matters relating to the changes in the use of proceeds;

(XV) to consider and approve connected transactions, external investments, asset pledges, external financing and external donations which shall be approved at general meeting as stipulated by the Hong Kong Listing Regulatory Rules;

(XVI) to consider and approve equity incentive plan and employee stock ownership plan;

(XVII) to consider other matters required to be resolved at the general meeting pursuant to laws, administrative regulations, departmental rules, normative documents, the Articles of Association and Hong Kong Listing Rules.

The aforementioned functions and powers of the general meeting shall not be exercised by the Board of directors or other institutions and individuals through any form of authorization.

Amended Provisions

~~(XII)~~ to consider and approve the external guarantees (X) which shall be approved at general meeting;

~~(XIII)~~ to consider and approve the Company's purchase or (XI) disposal of major assets within one year with the aggregate amount exceeding 30% of the latest audited total assets of the Company;

~~(XIV)~~ to consider and approve matters relating to the (XII) changes in the use of proceeds;

~~(XV)~~ to consider and approve connected transactions, (XIII) external investments, asset pledges, external financing and external donations which shall be approved at general meeting as stipulated by the Hong Kong Listing Regulatory Rules;

~~(XVI)~~ to consider and approve equity incentive plan and (XIV) employee stock ownership plan;

~~(XVII)~~ to consider other matters required to be resolved at (XV) the general meeting pursuant to laws, administrative regulations, departmental rules, normative documents, the Articles of Association and Hong Kong Listing Rules.

The aforementioned functions and powers of the general meeting shall not be exercised by the Board of directors or other institutions and individuals through any form of authorization.

Existing Provisions

Article 55 When a shareholders' general meeting is convened by the Company, the board of directors, the Supervisory Committee or shareholders individually or jointly holding 3% or more of the shares of the Company shall be entitled to raise proposals to the Company.

Shareholders who individually or collectively hold more than 3% of the shares of the Company may put forward an interim proposal and submit it in writing to the convener within the time limit prescribed in the Hong Kong Listing Rules prior to the shareholders' general meeting. The convener shall, in accordance with the Hong Kong Listing Rules, issue a supplementary notice of the shareholders' general meeting upon receipt of the proposal to inform the contents of the provisional proposal.

Except for circumstances provided in the above paragraph, the convener, after issuing the notice of the shareholders' general meeting, shall neither modify the proposals stated in the notice of shareholders' general meeting nor add new proposals.

The shareholders' general meeting shall neither vote nor make a resolution on any proposals that are not included in the notice or are inconsistent with Article 53 hereof.

Amended Provisions

Article 55 When a ~~shareholders'~~ general meeting is convened by the Company, the board of directors, the ~~Supervisory Committee~~ Audit Committee or shareholders individually or jointly holding 13% or more of the shares of the Company shall be entitled to raise proposals to the Company.

Shareholders who individually or collectively hold more than 13% of the shares of the Company may put forward an interim proposal and submit it in writing to the convener within the time limit prescribed in the Hong Kong Listing Rules prior to the ~~shareholders'~~ general meeting. The convener shall, in accordance with the Hong Kong Listing Rules, issue a supplementary notice of the ~~shareholders'~~ general meeting upon receipt of the proposal to inform the contents of the provisional proposal, and submit the provisional proposal to the general meeting for consideration, unless the provisional proposal violates the provisions of laws, administrative regulations or the Company's Articles of Association, or falls outside the scope of the general meeting's authority.

Except for circumstances provided in the above paragraph, the convener, after issuing the notice of the ~~shareholders'~~ general meeting, shall neither modify the proposals stated in the notice of ~~shareholders'~~ general meeting nor add new proposals.

The ~~shareholders'~~ general meeting shall neither vote nor make a resolution on any proposals that are not included in the notice or are inconsistent with Article 53 hereof.

Existing Provisions

Amended Provisions

Article 82 The following matters shall be resolved by way of ordinary resolutions at a Shareholders' general meeting:

Article 82 The following matters shall be resolved by way of ordinary resolutions at a ~~Shareholders'~~ general meeting:

(I) to decide on the Company's business policies and investment plans;

~~(I) to decide on the Company's business policies and investment plans;~~

(II) to elect and replace directors and supervisors who are not employee representatives and to decide on matters relating to the remuneration of directors and supervisors;

~~(II) to elect and replace directors and supervisors who are not employee representatives and to decide on matters relating to the remuneration of directors and supervisors;~~

(III) to consider and approve the reports of the board of directors;

~~(III) to consider and approve the reports of the board of directors;~~

(IV) to consider and approve the report of the board of supervisors;

~~(IV) to consider and approve the report of the board of supervisors;~~

(V) to consider and approve the annual financial budgets and final accounts of the Company;

~~(V) to consider and approve the annual financial budgets and final accounts of the Company;~~

(VI) to consider and approve the Company's profit distribution plans and loss recovery plans;

~~(VI) to consider and approve the Company's profit distribution plans and loss recovery plans;~~

(VII) to make resolutions on the engagement, removal, discontinuance of engagement of accounting firms by the Company and remuneration matters of the accounting firms;

~~(VII) to make resolutions on the engagement, removal, discontinuance of engagement of accounting firms by the Company and remuneration matters of the accounting firms;~~

(VIII) to consider and approve matters concerning external guarantees other than paragraph 4 of Article 44 which shall be approved by the Shareholders' general meeting;

~~(VIII) to consider and approve matters concerning external guarantees other than paragraph 4 of Article 44 which shall be approved by the Shareholders' general meeting;~~

(IX) to consider and approve the change in use of proceeds;

~~(IX) to consider and approve the change in use of proceeds;~~

Existing Provisions

Amended Provisions

- (X) to consider and approve connected transactions, foreign investment, asset mortgage, foreign financing and foreign donation that should be approved by the Shareholders' general meeting as stipulated in the Hong Kong listing regulatory rules;
- (XI) to consider share incentive schemes and employee share ownership schemes;
- (XII) matters other than those requiring approval by special resolutions in accordance with laws, administrative regulations, the listing regulatory rules of the Hong Kong Listing Rules or the Articles of Association.

Article 83 The following matters shall be resolved by way of special resolutions at a Shareholders' general meeting:

- (I) to resolve on the increase or reduction of the registered capital of the Company;
- (II) to make resolutions on the issuance of corporate bonds and other securities and the listing;
- (III) to make resolutions on the merger, division, dissolution, liquidation or change in the form of the Company;
- (IV) to amend the Articles of Association;
- (V) to examine the matters relating to the purchases and disposals of the Company's material assets within one year with an amount exceeding thirty percent of the Company's latest audited total assets;
- (VI) to consider and approve matters concerning external guarantees other than paragraph 4 of Article 44 which shall be approved by the Shareholders' general meeting;

- ~~(X)~~ to consider and approve connected transactions, (VII) foreign investment, asset mortgage, foreign financing and foreign donation that should be approved by the ~~Shareholders'~~ general meeting as stipulated in the Hong Kong listing regulatory rules;
- ~~(XI)~~ to consider share incentive schemes and employee (VIII) share ownership schemes;
- ~~(XII)~~ matters other than those requiring approval by (IX) special resolutions in accordance with laws, administrative regulations, the listing regulatory rules of the Hong Kong Listing Rules or the Articles of Association.

Article 83 The following matters shall be resolved by way of special resolutions at a ~~Shareholders'~~ general meeting:

- (I) to resolve on the increase or reduction of the registered capital of the Company;
- (II) to make resolutions on the issuance of ~~corporate bonds and~~ other securities and the listing;
- (III) to make resolutions on the merger, division, dissolution, liquidation or change in the form of the Company;
- (IV) to amend the Articles of Association;
- (V) to authorize the Board of directors to make resolutions on the issuance of bonds of the Company;
- (VI) to examine the matters relating to the purchases and disposals of the Company's material assets within one year with an amount exceeding ~~thirty percent~~ 30% of the Company's latest audited total assets;

Existing Provisions

(VII) other matters requiring approval by special resolutions in accordance with laws, administrative regulations, the Hong Kong Listing Rules or the Articles of Association, and matters which, as resolved by way of an ordinary resolution at a Shareholders' general meeting, will have a material impact on the Company and need to be approved by way of a special resolution.

Article 99 The directors of the Company shall be natural persons. A person who falls under any of the following circumstances may not serve as a director of the Company:

- (I) a person who has no civil capacity or has limited civil capacity;
- (II) a person who has been subject to criminal penalties due to corruption, bribery, embezzlement or misappropriation of property or sabotaging the socialist market economic order, and is within five years of the expiry date of punishment, or has been deprived of political rights because of this conviction and is within five years of the expiry date of the sentence;

Amended Provisions

(VII) to consider and approve matters concerning external guarantees other than paragraph 4 of Article 44 which shall be approved by the ~~Shareholders'~~ general meeting;

(VIII) other matters requiring approval by special resolutions in accordance with laws, administrative regulations, the Hong Kong Listing Rules or the Articles of Association, and matters which, as resolved by way of an ordinary resolution at a ~~Shareholders'~~ general meeting, will have a material impact on the Company and need to be approved by way of a special resolution.

Article 99 The directors of the Company shall be natural persons. A person who falls under any of the following circumstances may not serve as a director of the Company:

- (I) a person who has no civil capacity or has limited civil capacity;
- (II) a person who has been subject to criminal penalties due to corruption, bribery, embezzlement or misappropriation of property or sabotaging the socialist market economic order, or who has been deprived of political rights due to criminal offences, and is within five years of the expiry date of punishment, or has been declared to be subject to suspended sentence, or has been deprived of political rights because of this conviction and is within five years of the expiry date of the sentence; where not more than two years have elapsed from the date of expiry of the probationary period for suspended sentence;

Existing Provisions

Amended Provisions

- | | |
|---|--|
| (III) a person who served as a director, the factory chief, or the manager of a company or enterprise bankrupt or liquidated, and was held personally liable for the bankruptcy, and is within three years of the date of completion of the bankruptcy or liquidation of such company or enterprise; | (III) a person who served as a director, the factory chief, or the manager of a company or enterprise bankrupt or liquidated, and was held personally liable for the bankruptcy, and is within three years of the date of completion of the bankruptcy or liquidation of such company or enterprise; |
| (IV) a person who has served as the legal representative of a company or enterprise whose business license was revoked or which is ordered to close down due to any violation of law, and was held personally liable for the revocation, and is within three years of the date on which the business license of such company or enterprise was revoked; | (IV) a person who has served as the legal representative of a company or enterprise whose business license was revoked or which is ordered to close down due to any violation of law, and was held personally liable for the revocation, and is within three years of the date on which the business license of such company or enterprise was revoked <u>or was ordered to close down</u> ; |
| (V) a person who has defaulted on a personal debt in a significant amount; | (V) a person who has defaulted on a personal debt in a significant amount <u>and has been listed as a dishonest person subject to enforcement by the people's court</u> ; |
| (VI) a person who has been banned from entering the securities market by the CSRC and the ban has not expired; | (VI) a person who has been banned from entering the securities market by the CSRC and the ban has not expired; |
| (VII) a person who is banned from doing so as prescribed by laws, administrative regulations, departmental rules or relevant rules of securities regulatory institutions of the place where the Company's shares are listed. | (VII) a person who is banned from doing so as prescribed by laws, administrative regulations, departmental rules or relevant rules of securities regulatory institutions of the place where the Company's shares are listed. |

Existing Provisions

A person who falls under any of the following circumstances may not serve as an independent non-executive director of the Company:

- (I) a person who works in listed companies or subsidiaries of major businesses and their immediate family members, (immediate family members shall include spouse, parents and children);
- (II) a person who directly or indirectly holds 1% or more of the issued share capital of the listed company or is one of the top ten individual shareholders of the listed company or is a lineal relative of such individual shareholder;
- (III) a person who is an employee of an institutional shareholder which directly or indirectly holds 5% or more of the issued share capital of the listed company or is a lineal relative of such employee, or is an employee of one of the top five institutional shareholders of the listed company or is a lineal relative of such employee;
- (IV) has any of the three factors listed above in the past one year;
- (V) provides financial, legal, consulting services to the listed company or their respective subsidiaries;
- (VI) other personnel required by laws, administrative regulations and departmental rules;
- (VII) other personnel as stipulated in the Articles of Association;

Amended Provisions

A person who falls under any of the following circumstances may not serve as an independent non-executive director of the Company:

- (I) a person who works in listed companies or subsidiaries of major businesses and their immediate family members, (immediate family members shall include spouse, parents and children);
- (II) a person who directly or indirectly holds 1% or more of the issued share capital of the listed company or is one of the top ten individual shareholders of the listed company or is a lineal relative of such individual shareholder;
- (III) a person who is an employee of an institutional shareholder which directly or indirectly holds 5% or more of the issued share capital of the listed company or is a lineal relative of such employee, or is an employee of one of the top five institutional shareholders of the listed company or is a lineal relative of such employee;
- (IV) has any of the three factors listed above in the past one year;
- (V) ~~provides~~personnel who provide financial, legal, consulting services to the listed company or their respective subsidiaries;
- (VI) other personnel required by laws, administrative regulations and departmental rules;
- (VII) other personnel as stipulated in the Articles of Association;

Existing Provisions

(VIII) other personnel recognized by the CSRC or the listing regulatory rules of the place where the Company's shares are listed.

If a director is elected or appointed in violation of the provisions of this Article, such election, appointment or employment shall be null and void. The Company shall dismiss a director from office if the circumstances under this Article arise during his or her term of office.

Article 113 The Board of directors exercises the following functions and powers:

- (I) to be responsible for the convening of general meetings and report its work to the general meetings;
- (II) to implement resolutions of the general meetings;
- (III) to decide on the Company's business plans and investment plans;
- (IV) to formulate the Company's annual financial budgets and final accounts;
- (V) to formulate the Company's profit distribution plans and loss recovery plans;
- (VI) to formulate proposals for the increase or reduction of the Company's registered capital, the issue of bonds or other securities and listing plans;
- (VII) to formulate plans for material acquisitions, purchase of shares of the Company or merger, division, dissolution and change of corporate form of the Company;

Amended Provisions

(VIII) other personnel recognized by the CSRC or the listing regulatory rules of the place where the Company's shares are listed.

If a director is elected or appointed in violation of the provisions of this Article, such election, appointment or employment shall be null and void. The Company shall dismiss a director from office if the circumstances under this Article arise during his or her term of office.

Article 113 The Board of directors exercises the following functions and powers:

- (I) to be responsible for the convening of general meetings and report its work to the general meetings;
- (II) to implement resolutions of the general meetings;
- (III) to decide on the Company's business ~~plans~~ policies and investment plans;
- (IV) to ~~formulate~~ review and approve the Company's annual financial budgets and final accounts;
- (V) to formulate the Company's profit distribution plans and loss recovery plans;
- (VI) to formulate proposals for the increase or reduction of the Company's registered capital, the issue of bonds or other securities and listing plans;
- (VII) to formulate plans for material acquisitions, purchase of shares of the Company or merger, division, dissolution and change of corporate form of the Company;

Existing Provisions

Amended Provisions

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| <p>(VIII) to examine and approve connected transactions, foreign investment, asset mortgage, foreign financing and foreign donation that should be approved by the Board of directors as stipulated in the Hong Kong listing regulatory rules;</p> | <p>(VIII) <u>to review and approve the reports of special committees;</u></p> |
| <p>(IX) to examine external guarantee matters other than those that need to be examined and approved by the General Meeting of the Company;</p> | <p>(IX) to examine and approve connected transactions, foreign investment, asset mortgage, foreign financing and foreign donation that should be approved by the Board of directors as stipulated in the Hong Kong listing regulatory rules;</p> |
| <p>(X) to review the purchase and sale of assets other than those that require review and approval by the General Meeting of the Company;</p> | <p>(X) to examine external guarantee matters other than those that need to be examined and approved by the Ggeneral Mmeeting of the Company;</p> |
| <p>(XI) to decide on establishment of the Company's internal management organizations;</p> | <p>(XI) to review the purchase and sale of assets other than those that require review and approval by the Ggeneral Mmeeting of the Company;</p> |
| <p>(XII) to decide on the appointment or dismissal of the Company's general manager, secretary to the Board and other senior management, and decide on their remuneration, rewards and punishments; to decide on the appointment or dismissal of the Company's deputy general manager, chief financial officer and other senior management based on the nomination of the general manager, and decide on their remuneration, rewards and punishments;</p> | <p>(XII) <u>to resolve on the issuance of bonds by the Company;</u></p> |
| <p>(XIII) to formulate the basic management system of the Company;</p> | <p>(XIII) to decide on establishment of the Company's internal management organizations;</p> |
| <p>(XIV) to formulate plans for the establishment of special committees under the Board of directors and submit them to the General Meeting for approval, and to decide on the selection and appointment of personnel of the special committees under the Board of directors;</p> | <p>(XIV) to decide on the appointment or dismissal of the Company's general manager, secretary to the Board and other senior management, and decide on their remuneration, rewards and punishments; to decide on the appointment or dismissal of the Company's deputy general manager, chief financial officer and other senior management based on the nomination of the general manager, and decide on their remuneration, rewards and punishments;</p> |

Existing Provisions

Amended Provisions

(XV) to formulate proposals for any amendment to the Articles of Association;

(XV) to formulate the basic management system of the Company;

(XVI) to manage the information disclosure of the Company;

(XVI) to formulate plans for the establishment of special committees under the Board of directors and submit them to the ~~G~~general ~~M~~meeting for approval, and to decide on the selection and appointment of personnel of the special committees under the Board of directors;

(XVII) to propose to the General Meeting the appointment or replacement of an accounting firm that audits the Company;

(XVII) to formulate proposals for any amendment to the Articles of Association;

(XVIII) to listen to the work report of the general manager of the Company and inspect the work of the general manager;

(XVIII) to manage the information disclosure of the Company;

(XIX) other functions and powers conferred by laws, administrative regulations, departmental rules, the Hong Kong Listing Rules or the Articles of Association.

(XIX) to propose to the ~~G~~general ~~M~~meeting the appointment or replacement of an accounting firm that audits the Company;

(XX) to listen to the work report of the general manager of the Company and inspect the work of the general manager;

(XXI) other functions and powers conferred by laws, administrative regulations, departmental rules, the Hong Kong Listing Rules or the Articles of Association.

Matters beyond the scope of authorization of the General Meeting as prescribed in the preceding paragraph of this Article, as well as matters required to be submitted to the General Meeting for consideration and approval pursuant to laws, administrative regulations, departmental rules, the Hong Kong Listing Rules and the Articles of Association shall be submitted by the Board of directors to the General Meeting for consideration and approval.

Matters beyond the scope of authorization of the ~~G~~general ~~M~~meeting as prescribed in the preceding paragraph of this Article, as well as matters required to be submitted to the ~~G~~general ~~M~~meeting for consideration and approval pursuant to laws, administrative regulations, departmental rules, the Hong Kong Listing Rules and the Articles of Association shall be submitted by the Board of directors to the ~~G~~general ~~M~~meeting for consideration and approval.

Existing Provisions

Article 132 The Board of directors of the Company has established an Audit Committee, a nomination committee and a remuneration committee. These special committees are accountable to the Board of directors and perform their duties in accordance with the Articles of Association and the authorization of the Board of directors. Proposals shall be submitted to the board for deliberation and decision. The members of the special committees are all Directors. The chairman of the Audit Committee shall be appointed by the Board of directors and shall be an independent non-executive director. The chairman of the Audit Committee shall be an accounting professional and has the appropriate professional qualifications or appropriate accounting or related financial management expertise as required by the Hong Kong Listing Rules. The chairman of the nomination committee must be the chairman of the Board of directors or an independent non-executive director among the members of the nomination committee and appointed by the Board of directors. The chairman of the remuneration committee shall be appointed by the Board of directors and must be an independent non-executive director. The Board of directors is responsible for formulating the working procedures of the special committees and regulating the operation of the special committees.

Amended Provisions

Article 132 The Board of directors of the Company has established an Audit Committee, a nomination committee and a remuneration committee. These special committees are accountable to the Board of directors and perform their duties in accordance with the Articles of Association and the authorization of the Board of directors. Proposals shall be submitted to the board for deliberation and decision. The members of the special committees are all Directors. In particular, the Audit Committee shall comprise three members who are directors not serving as senior management of the Company, of which two shall be independent Directors. The chairman of the Audit Committee shall be appointed by the Board of directors and shall be an independent non-executive director. The chairman of the Audit Committee shall be an accounting professional and has the appropriate professional qualifications or appropriate accounting or related financial management expertise as required by the Hong Kong Listing Rules. The chairman of the nomination committee must be the chairman of the Board of directors or an independent non-executive director among the members of the nomination committee and appointed by the Board of directors. The chairman of the remuneration committee shall be appointed by the Board of directors and must be an independent non-executive director. The Board of directors is responsible for formulating the working procedures of the special committees and regulating the operation of the special committees.

Adding Articles 133 to 135:

Article 133 The Audit Committee among the special committees shall exercise the functions and powers of the Supervisory Committee as stipulated in the Company Law.

Existing Provisions**Amended Provisions**

Article 134 The Audit Committee shall be responsible for reviewing the Company's financial information and its disclosure, supervising and evaluating internal and external audit work and internal controls. The following matters shall be submitted to the board of directors for consideration after obtaining the consent of more than half of all members of the Audit Committee:

- (1) disclosure of financial information in financial and accounting reports and internal control evaluation reports;
- (2) engaging or dismissing accounting firms undertaking audit business for listed companies;
- (3) appointing or dismissing the chief financial officer of the listed company;
- (4) making changes to accounting policies and accounting estimates or material accounting error corrections for reasons other than changes in accounting standards;
- (5) other matters stipulated by laws, administrative regulations, departmental rules, the Hong Kong Listing Rules and these Articles of Association.

Existing Provisions**Amended Provisions**

Article 135 The Audit Committee shall convene at least one meeting per quarter. Interim meetings may be convened when proposed by two and more members or when the convener deems it necessary. An Audit Committee meeting may only be held with the attendance of more than two-thirds of the members.

Resolutions of the Audit Committee shall be passed by more than half of the Audit Committee members.

Voting on Audit Committee resolutions shall be conducted on the basis of one person, one vote.

Minutes shall be prepared for Audit Committee resolutions in accordance with regulations, and Audit Committee members attending the meeting shall sign the minutes.

The board of directors is responsible for formulating the working procedures of the Audit Committee.

Existing Provisions

Article 173 The Company shall, when distributing its after-tax profits of the year, withdraw 10% of the profits into the Company's statutory reserve fund. The Company may not withdraw a statutory reserve fund if the cumulative amount has reached 50% or more of the Company's registered capital.

If the Company's statutory reserve fund could not cover the losses of the preceding year, profit of the year shall be used to cover the losses before withdrawing, according to the foregoing provision, the statutory reserve fund.

After the Company has withdrawn the statutory reserve fund from the after-tax profits, the Company may also withdraw discretionary statutory reserve fund from the after-tax profits upon the approval of the General Meeting.

After losses have been covered and the statutory reserve fund has been allocated, if any remaining after-tax profits shall be distributed to the shareholders in proportion to their shareholdings, unless otherwise stipulated in the Articles of Association.

Where the General Meeting distributes profits to shareholders before losses have been covered and the statutory reserve fund has been allocated, which is in violation of the foregoing provision, the shareholders concerned shall refund to the Company the profits distributed in violation of the foregoing provision.

The shares of the Company held by the Company shall not be subject to profit distribution.

Amended Provisions

Article 173 The Company shall, when distributing its after-tax profits of the year, withdraw 10% of the profits into the Company's statutory reserve fund. The Company may not withdraw a statutory reserve fund if the cumulative amount has reached 50% or more of the Company's registered capital.

If the Company's statutory reserve fund could not cover the losses of the preceding year, profit of the year shall be used to cover the losses before withdrawing, according to the foregoing provision, the statutory reserve fund. Where losses still cannot be made up, capital reserve fund may be used in accordance with regulations.

After the Company has withdrawn the statutory reserve fund from the after-tax profits, the Company may also withdraw discretionary statutory reserve fund from the after-tax profits upon the approval of the ~~G~~general ~~M~~meeting.

After losses have been covered and the statutory reserve fund has been allocated, if any remaining after-tax profits shall be distributed to the shareholders in proportion to their shareholdings, unless otherwise stipulated in the Articles of Association.

Where the ~~G~~general ~~M~~meeting distributes profits to shareholders before losses have been covered and the statutory reserve fund has been allocated, which is in violation of the foregoing provision, the shareholders concerned shall refund to the Company the profits distributed in violation of the foregoing provision.

The shares of the Company held by the Company shall not be subject to profit distribution.

Existing Provisions

Article 202 Where the Company is dissolved pursuant to sub-paragraph (I), (II), (IV) or (V) of Article 198 hereof, it shall establish a liquidation committee within 15 days as of the dissolution circumstance arises. And the liquidation shall be thereby started. The liquidation committee shall comprise directors or those determined by the General Meeting. If a liquidation committee is not established within the time limit, the creditors may apply to the people's court to designate relevant personnel to form a liquidation committee to carry out liquidation.

Article 218 The accounting firm referred to in the Articles of Association has the same meaning as the “auditor”.

Article 220 Appendixes to the Articles of Association include the rules of procedure of the General Meeting, the rules of procedure of the board of directors and the rules of procedure of the supervisory committee.

Article 221 Upon review and approval by the General Meeting, the Articles of Association shall take effect from the date of the listing of H Share of the Company on the Main Board of Hong Kong Stock Exchange. The original Articles of Association of the Company shall be invalid automatically upon the effective date of the Articles of Association.

Amended Provisions

Article 202 Where the Company is dissolved pursuant to sub-paragraph (I), (II), (IV) or (V) of Article 198 hereof, it shall establish a liquidation committee within 15 days as of the dissolution circumstance arises. And the liquidation shall be thereby started. Directors are the liquidation obligors of the company. The liquidation committee shall comprise directors or those determined by the ~~G~~general ~~M~~meeting. If a liquidation committee is not established within the time limit, the creditors may apply to the people's court to designate relevant personnel to form a liquidation committee to carry out liquidation.

Article 218 The accounting firm referred to in the Articles of Association has the same meaning as the “auditor”. The Audit Committee referred to in the Articles of Association has the same meaning as “Audit Committee”.

Article 220 Appendixes to the Articles of Association include the rules of procedure of the ~~G~~general ~~M~~meeting, the rules of procedure of the board of directors ~~and the rules of procedure of the supervisory committee.~~

Article 221 Upon review and approval by the General Meeting, the Articles of Association shall take effect ~~from the date of the listing of H Share of the Company on the Main Board of Hong Kong Stock Exchange.~~ The original Articles of Association of the Company shall be invalid automatically upon the effective date of the Articles of Association.

Note: Save for the above amendments, pursuant to the Company Law, the original “Chapter 8 Supervisory Committee” section of the Articles of Association shall be deleted, and references to “shareholders’ meeting” shall be uniformly adjusted to “general meeting”; “Supervisory Committee” throughout the text shall be replaced with “Audit Committee”, and “supervisor” shall be replaced with “audit committee member” or deleted; all provisions relating to the composition, functions and powers, rules of procedure of the Supervisory Committee and related expressions such as “supervisor”, “supervisory committee”, “chairman of the supervisory committee” and “supervisory committee resolutions” or “supervisory committee reports” shall be deleted and will no longer be specifically set out; provisions involving the Audit Committee replacing the duties of the Supervisory Committee have been set out in this table; where the deletion, addition or amendment of expressions results in changes to the numbering of provisions or sequence of chapters in the original Articles of Association, the numbering of relevant provisions shall be adjusted accordingly in sequential order.

NOTICE OF THE EXTRAORDINARY GENERAL MEETING



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 Wednesday, 22 October 2025 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 resolutions. In this notice, unless the context otherwise requires, terms used herein shall have the same meanings as defined in the Company's circular dated 30 September 2025 (the “Circular”).

ORDINARY RESOLUTION

1. To consider and approve the 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 2025, and to approve to authorise the Board to determine its remunerations and enter into the relevant agreements.

SPECIAL RESOLUTION

2. To consider and approve the resolution on the proposed amendments to the Articles of Association as set out in the Appendix to the circular of the Company dated 30 September 2025 and the abolishment of the supervisory committee of the Company.

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

Hong Kong, 30 September 2025

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.

NOTICE OF THE EXTRAORDINARY GENERAL MEETING

Notes:

1. All resolutions 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 and the Stock Exchange at 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 of the Company. 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 of the Company 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 Shareholders of H Shares), at least 24 hours before the EGM (i.e. before 10:00 a.m. on 21 October 2025) 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 Friday, 17 October 2025 to Wednesday, 22 October 2025, 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 Thursday, 16 October 2025 for registration. Shareholders whose names appear on the register of members of the Company on Wednesday, 22 October 2025 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. Individual Shareholders attending a shareholders' general meeting in person shall produce their identity cards or other valid proof or certificate of their identities; in the case of attendance by proxies, the proxies shall produce valid proof of their identities and the power of attorneys from Shareholders.
7. Contact information of the meeting:

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 resolutions are set out in the circular of the Company dated 30 September 2025. Unless otherwise indicated, capitalized 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.