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If you are in doubt as to any aspect of this circular or the offers referred to herein, you should consult a licensed securities dealer or registered institution in securities, a bank manager, solicitor, professional accountant, or other professional adviser.

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 RE-APPOINTMENT OF AUDITORS FOR 2026
AND
(2) NOTICE OF THE EXTRAORDINARY GENERAL MEETING

A notice convening the EGM of Xi'an Kingfar Property Services Co., Ltd. to 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 is set out on pages 6 to 7 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.

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DEFINITIONS

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

“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 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 to consider and, if appropriate, to approve the resolution contained in the notice of the meeting which is set out on pages 6 to 7 of this circular, or any adjournment thereof
“Group”	the Company and its subsidiaries
“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)

DEFINITIONS

“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
“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
“%”	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

18 June 2026

To the Shareholders,

Dear Sir or Madam,

**(1) PROPOSED RE-APPOINTMENT OF AUDITORS FOR 2026
AND
(2) NOTICE OF THE EXTRAORDINARY GENERAL MEETING**

1. INTRODUCTION

The purpose of this circular is to provide you with further information in relation to the ordinary resolution to be proposed to seek approval of the Shareholders at the EGM for 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 2026, respectively, and to authorise the Board to determine their remunerations and enter into the relevant agreements.

LETTER FROM THE BOARD

2. PROPOSED RE-APPOINTMENT OF AUDITORS FOR 2026

Reference is made to paragraph 3 (titled “Regarding Appointment of Auditors”) of the letter from the Board enclosed with the circular dated 3 June 2026 published by the Company.

The Company has completed the invitation of tender for potential service providers to be nominated as the domestic and overseas auditors of the Company respectively. On 17 June 2026, following the recommendations of the Audit Committee, the Board has made the final decision to propose 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 respectively for the year of 2026, until the conclusion of the next annual general meeting of the Company. The Board and the Audit Committee are of the view that the re-appointment of SHINEWING Certified Public Accountants (Special General Partnership) and SHINEWING (HK) CPA Limited to perform the audit and related work for the year 2026 will be efficient and is in the best interests of the Company and the Shareholders as a whole, after taking into account (i) the audit proposal including the estimated audit fee; (ii) the audit work undertaken during the prior cooperation with the Company and; (iii) its independence and objectivity.

Such resolution is hereby proposed at the EGM for consideration and approval (including authorising the Board to determine their remunerations and entering into the relevant agreements).

On the assumption of the respective scopes of engagement of the domestic and overseas auditors will be similar to that of financial year 2025 and based on the current scale of the Group’s operations, the Company agreed with the auditors that the audit fees for the year 2026 is not expected to exceed RMB2.2 million (covering both domestic and overseas audit) at this stage.

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

The proxy form of the EGM is enclosed herewith.

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.

LETTER FROM THE BOARD

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 Monday, 6 July 2026 to Thursday, 9 July 2026, 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 Friday, 3 July 2026. 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.

4. 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 resolution at the EGM.

5. RECOMMENDATION

The Board (including independent non-executive Directors) considers that the resolution proposed at the EGM is 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 resolution at the EGM.

6. 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

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 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 and the Stock Exchange at www.hkexnews.hk after the EGM.

NOTICE OF THE EXTRAORDINARY GENERAL MEETING

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.