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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**

**Independent Financial Adviser to
the Independent Board Committee and the Independent Shareholders**



Alliance Capital Partners Limited
同人融資有限公司

THE TRANSACTIONS

The Company is pleased to announce that, on 5 December 2025, the Company and Kingfar Real Estate entered into the Transaction Documents, pursuant to which: (i) the Company conditionally agreed to acquire the Property Units from Kingfar Real Estate; (ii) the Company conditionally agreed to lease the Civil Air Defense Parking Spaces from Kingfar Real Estate; and (iii) Kingfar Real Estate conditionally agreed to transfer the usage right of the Mechanical Parking Spaces to the Company, at the aggregated consideration of RMB63,007,500 (equivalent to approximately HK\$69,310,600).

The Property Units, the Civil Air Defense Parking Spaces and the Mechanical Parking Spaces are located in the Property which is located at No. 132 Weiyang Road, Weiyang District, Xi'an, PRC, within the Xi'an Economic and Technological Development Zone. The Property is designated as a mixed-use office and commercial development.

REASONS FOR AND BENEFITS OF THE TRANSACTIONS

The Group is principally engaged in the provision of city services and property management services. With the intention of diversifying its income portfolio, the Group has been identifying opportunities to invest in property portfolios with an intention to enjoy stable rental income and other property-related revenue.

The Group has been providing property management services to the Property, and has a good understanding of the Target Assets' current status and potential investment value. Taking into account (i) the Property's strategic location in Xi'an and (ii) the stable rental income that the Target Assets could generate, the Company believes that the Transactions would be beneficial to the Group as it would allow for the Group to diversify its income portfolio and provide greater control over the operations and improvements of the Property which it currently manages.

IMPLICATIONS UNDER LISTING RULES

As the Transactions relate to the acquisition and/or lease of the Property, the Transactions should be aggregated and treated as if they were one transaction.

As the highest applicable percentage ratio (as defined under Rule 14.07 of the Listing Rules) in respect of the Transactions, on an aggregate basis, exceed 25% but are less than 100%, the Transactions constitute a major transaction of the Company and are subject to the reporting, announcement, circular and shareholders' approval requirements under Chapter 14 of the Listing Rules.

As at the date of this announcement, Kingfar Group is the controlling shareholder of the Company holding approximately 67.5% of the total issued capital of the Company. Kingfar Real Estate is in turn directly wholly owned by Kingfar Group, and is therefore a connected person of the Company. Accordingly, the Transactions constitute a connected transaction of the Company under Chapter 14A of the Listing Rules. As the highest applicable percentage ratio in respect of the Transactions exceeds 5%, the Transactions are also subject to the reporting, announcement and Independent Shareholders' approval requirements under Chapter 14A of the Listing Rules.

Pursuant to the Listing Rules, any Shareholder who has a material interest in the Transactions and the transactions contemplated thereunder other than its interest as a Shareholder, together with such Shareholder's associates, shall abstain from voting on the resolution to approve the same to be proposed at the EGM.

As Kingfar Real Estate is wholly owned by Kingfar Group, which in turn is held as to approximately 96.29% by Kingfar Holdings, Kingfar Group and Kingfar Holdings, which in aggregate hold approximately 75% of the total issued capital of the Company, have a material interest in the Transactions and each of Kingfar Holdings, Kingfar Group and their respective associates will abstain from voting on the relevant resolution to approve the Transaction Documents and the transactions contemplated thereunder to be proposed at the EGM. Save as disclosed above, to the best of the Director's knowledge, information and belief having made all reasonable enquiries, no other Shareholder or any of its associates has a material interest in the Transactions, and therefore no other Shareholder is required to abstain from voting on the relevant resolution to approve the Transaction Documents and the transactions contemplated thereunder for the purpose of the Listing Rules.

INDEPENDENT BOARD COMMITTEE AND APPOINTMENT OF INDEPENDENT FINANCIAL ADVISER

The Independent Board Committee, comprising all of the independent non-executive Directors, namely Mr. Lam Siu Wing, Dr. Jiang Li and Mr. Cao Yang, has been established to advise the Independent Shareholders regarding the Transactions. Alliance Capital Partners Limited has been appointed as the Independent Financial Adviser to advise the Independent Board Committee and the Independent Shareholders in relation to the Transactions. Such appointment has been approved by the Independent Board Committee pursuant to the Listing Rules.

EGM AND CIRCULAR

The EGM will be convened and held for the purpose of considering and, if thought fit, to approve, among other things, passing the resolutions to approve the Transaction Documents and the consummation of the Transactions.

The 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, is expected to be despatched to the Shareholders on or before 31 December 2025 as additional time is required to finalise the contents of the circular.

Shareholders and potential investors of the Company should be aware that the Transactions are subject to certain conditions being satisfied, therefore the Transactions may or may not proceed. Accordingly, Shareholders and potential investors of the Company are advised to exercise caution when dealing in the securities of the Company.

THE TRANSACTIONS

The Company is pleased to announce that, on 5 December 2025, the Company and Kingfar Real Estate entered into the Transaction Documents, pursuant to which: (i) the Company conditionally agreed to acquire the Property Units from Kingfar Real Estate; (ii) the Company conditionally agreed to lease the Civil Air Defense Parking Spaces from Kingfar Real Estate; and (iii) Kingfar Real Estate conditionally agreed to transfer the usage right of the Mechanical Parking Spaces to the Company, at the aggregated consideration of RMB63,007,500 (equivalent to approximately HK\$69,310,600).

Details of the terms of the Transaction Documents and the Transactions are set out below:

The Asset Acquisition Agreement

Date 5 December 2025

Parties

- (i) the Company (as the purchaser of the Property Units)
- (ii) Kingfar Real Estate (as the seller of the Property Units)

Subject Matter

Pursuant to the Asset Acquisition Agreement, the Company conditionally agree to acquire, and Kingfar Real Estate conditionally agree to sell, the Property Units, comprising 14 property units designated for commercial use with an aggregate GFA of 3,267.13 sq.m. and 224 standard car park spaces on the underground levels with an aggregate GFA of 8,743.12 sq.m., in each case at the Property known as Block A, Kingfar Building at No. 132 Weiyang Road, Xi'an, PRC.

Conditions Precedent The Asset Acquisition Agreement shall be effective upon:

- (i) the legal representatives or authorized signatories of both the Company and Kingfar Real Estate execute the agreement and affix their respective company seals on the agreement; and
- (ii) the Company and Kingfar Real Estate having complied with requirements under applicable laws, rules, and statutory, governmental, and regulatory authorities (including but not limited to the Stock Exchange and the Securities and Futures Commission of Hong Kong) in relation to the agreement, and obtaining all necessary regulatory, statutory, and governmental consents and/or waivers, including but not limited to obtaining approval from Independent Shareholders in respect of the agreement.

Consideration Consideration of the Asset Acquisition shall be RMB55,247,500 (equivalent to approximately HK\$60,774,300), pursuant to which the consideration shall be payable in the following tranches:

- (a) the first tranche of RMB11,049,500 (equivalent to approximately HK\$12,154,900) becoming payable within 5 days of the Property Units passing inspection (being the closing date of the Asset Acquisition). The inspection shall take place within 5 days of the Asset Acquisition Agreement taking effect and shall confirm that there are no defects such as damage, loss or failure to normal usage requirements on the Property Units; and
- (b) the second tranche of RMB44,198,000 (equivalent to approximately HK\$48,619,500) becoming payable within 15 days of the Asset Acquisition Agreement taking effect. Within 30 days after the receipt of the second tranche, Kingfar Real Estate shall procure the novation of existing lease agreements regarding the Property Units in favour of the Company.

The consideration of the Asset Acquisition was determined based on the Appraised Value of the Property Units as at 31 October 2025, being approximately RMB55,247,500 (equivalent to approximately HK\$60,774,300), as determined by the Independent Valuer. The valuation was prepared based on market comparison method and income method.

Closing Closing of the Asset Acquisition shall take place on the date of Property Units passing inspection.

The Civil Air Defense Car Park Lease Agreement

Date 5 December 2025

Parties

- (i) the Company (as the lessee of the Civil Air Defense Parking Spaces)
- (ii) Kingfar Real Estate (as the lessor of the Civil Air Defense Parking Spaces)

Subject Matter

Pursuant to the Civil Air Defense Car Park Lease Agreement, the Company conditionally agrees to lease the Civil Air Defense Parking Spaces, comprising 37 civil air defense parking spaces at the Property with an aggregate GFA of 2,038.64 sq.m., from Kingfar Real Estate for a period of 20 years from the date of effectiveness of the Civil Air Defense Car Park Lease Agreement.

Upon the expiry of the 20-year period, Kingfar Real Estate undertakes to automatically renew the Lease free of charge until the expiry of land use right for the land parcel where the Civil Air Defense Parking Spaces are located.

Conditions Precedent

The Civil Air Defense Car Park Lease Agreement shall be effective upon:

- (i) the legal representatives or authorized signatories of both the Company and Kingfar Real Estate execute the agreement and affix their respective company seals on the agreement; and
- (ii) the Company and Kingfar Real Estate having complied with requirements under applicable laws, rules, and statutory, governmental, and regulatory authorities (including but not limited to the Stock Exchange and the Securities and Futures Commission of Hong Kong) in relation to the agreement, and obtaining all necessary regulatory, statutory, and governmental consents and/or waivers, including but not limited to obtaining approval from Independent Shareholders in respect of the agreement.

Consideration

Consideration of the Lease shall be RMB2,960,000 (equivalent to approximately HK\$3,256,100), inclusive of management and maintenance fee, pursuant to which the consideration shall be payable in the following tranches:

- (a) the first tranche of RMB592,000 (equivalent to approximately HK\$651,200) becoming payable within 5 days of the Civil Air Defense Parking Spaces passing inspection. The inspection shall take place within 5 days of the Civil Air Defense Car Park Lease Agreement taking effect and shall confirm that there are no defects such as damage, loss or failure to normal usage requirements on the Civil Air Defense Parking Space; and

(b) the second tranche of RMB2,368,000 (equivalent to approximately HK\$2,604,900) becoming payable within 15 days of the Civil Air Defense Car Park Lease Agreement taking effect. Within 10 days after the receipt of the second tranche, Kingfar Real Estate shall procure the novation of existing lease agreements regarding the Civil Air Defense Parking Spaces in favour of the Company.

The consideration of the Lease was determined based on the Appraised Value of the Civil Air Defense Parking Spaces as at 31 October 2025, being RMB2,960,000 (equivalent to approximately HK\$3,256,100), as determined by the Independent Valuer. The valuation was prepared based on income method.

Mechanical Parking Space Transfer Agreement

Date 5 December 2025

Parties (i) the Company (as the transferee of the transfer of usage rights for the Mechanical Parking Spaces)
(ii) Kingfar Real Estate (as the transferor of the transfer of usage rights for the Mechanical Parking Spaces)

Subject Matter Pursuant to the Mechanical Parking Space Transfer Agreement, Kingfar Real Estate conditionally agrees to transfer the usage right of Mechanical Parking Spaces, comprising 60 mechanical parking spaces at Floor B2 of the Property with an aggregate GFA of 1,497.96 sq.m., for a period of 20 years from the date of effectiveness of the Mechanical Parking Space Transfer Agreement to the Company.

Upon the expiry of the 20-year period, Kingfar Real Estate undertakes to automatically extend the usage period free of charge until the expiry of land use right for the land parcel where the Mechanical Parking Spaces are located.

Conditions Precedent

The Mechanical Parking Space Transfer Agreement shall be effective upon:

- (i) the legal representatives or authorized signatories of both the Company and Kingfar Real Estate execute the agreement and affix their respective company seals on the agreement; and
- (ii) the Company and Kingfar Real Estate having complied with requirements under applicable laws, rules, and statutory, governmental, and regulatory authorities (including but not limited to the Stock Exchange and the Securities and Futures Commission of Hong Kong) in relation to the agreement, and obtaining all necessary regulatory, statutory, and governmental consents and/or waivers, including but not limited to obtaining approval from Independent Shareholders in respect of the agreement.

Consideration

Consideration of the Usage Right Transfer shall be RMB4,800,000 (equivalent to approximately HK\$5,280,200), inclusive of car space usage fees, management and equipment maintenance fee, pursuant to which the consideration shall be payable in the following tranches:

- (a) the first tranche of RMB960,000 (equivalent to approximately HK\$1,056,000) becoming payable within 5 days of the Mechanical Parking Spaces passing inspection. The inspection shall take place within 5 days of the Mechanical Parking Space Transfer Agreement taking effect and shall confirm that there are no defects such as damage, loss or failure to normal usage requirements on the Mechanical Parking Spaces; and
- (b) the second tranche of RMB3,840,000 (equivalent to approximately HK\$4,224,100) within 5 days of completion of the novation of existing lease agreements regarding the Mechanical Parking Spaces in favor of the Company.

The consideration of the Usage Right Transfer was determined based on the Appraised Value of the Mechanical Parking Spaces as at 31 October 2025, being approximately RMB4,800,000 (equivalent to approximately HK\$5,280,200), as determined by the Independent Valuer. The valuation was prepared based on income method.

The valuation report on the Target Assets will be included in the circular to be despatched to the Shareholders in respect of the Transactions.

RIGHT-OF-USE ASSET

In accordance with IFRS 16 Leases, the Lease and the Usage Right Transfer will be recognized as right-of-use assets in the consolidated financial statement of the Group. Accordingly, the transactions contemplated under the Civil Air Defense Car Park Lease Agreement and Mechanical Parking Space Transfer Agreement will be regarded as an acquisition of assets by the Group for the purpose of the Listing Rules.

INFORMATION ON THE PROPERTY

The Property Units, the Civil Air Defense Parking Spaces and the Mechanical Parking Spaces are located in the Property which is located at No. 132 Weiyang Road, Weiyang District, Xi'an, PRC, within the Xi'an Economic and Technological Development Zone. The Property is designated as a mixed-use office and commercial development.

The initial development cost of the Target Assets by Kingfar Real Estate as the developer was RMB50,030,000 (equivalent to approximately HK\$55,034,900).

INFORMATION OF THE PARTIES TO THE TRANSACTIONS

The Company

The Company, together with its subsidiaries, is principally engaged in the provision of city services, residential property management services and commercial property management services in the PRC.

Kingfar Real Estate

Kingfar Real Estate is a company incorporated in the PRC and is directly wholly owned by Xi'an Kingfar Group Co., Limited* (西安經發集團有限公司), which in turn is owned as to approximately 96.29% by Kingfar Holdings. Kingfar Holdings is in turn wholly owned by the Management Committee of Xi'an Economic and Technology Development Zone (西安經濟技術開發區管理委員會), an administrative agency of Xi'an Municipal People's Government for the management of Xi'an Economic and Technology Development Zone.

Kingfar Real Estate is principally engaged in property development, investment and management, and is the developer of the Property.

REASONS FOR AND BENEFITS OF THE TRANSACTIONS

The Group is principally engaged in the provision of city services and property management services. With the intention of diversifying its income portfolio, the Group has been identifying opportunities to invest in property portfolios with an intention to enjoy stable rental income and other property-related revenue.

The Group has been providing property management services to the Property, and has a good understanding of the Target Assets' current status and potential investment value. Taking into account (i) the Property's strategic location in Xi'an and (ii) the stable rental income that the Target Assets could generate, the Company believes that the Transactions would be beneficial to the Group as it would allow for the Group to diversify its income portfolio and provide greater control over the operations and improvements of the Property which it currently manages.

The Board (other than the independent non-executive Directors) considers that the terms of the Transactions are fair and reasonable, and the Transactions are on normal commercial terms and in the interests of the Company and the Shareholders as a whole. The view of the independent non-executive Directors is subject to the advice of the Independent Financial Adviser and will be set forth in the circular to be despatched to the Shareholders.

FINANCIAL INFORMATION OF THE PROPERTY

Set out below is the unaudited profit and loss statements of identifiable net income stream attributable to the Target Assets for the two years ended 31 December 2024:

	For the year ended 31 December	
	2023	2024
	<i>RMB'000</i>	<i>RMB'000</i>
Revenue ^{<i>Note</i>}	2,026.7	756.0
Profit before income tax expenses ^{<i>Note</i>}	2,026.7	756.0
Profit after income tax expenses ^{<i>Note</i>}	2,026.7	756.0

Note: The revenue of the Target Assets represents the gross rental income of the Target Assets which were leased out for the two years ended 31 December 2024. As the Target Assets were treated as inventories intended for sale by Kingfar Real Estate, there were no dedicated team established to manage the leasing activities specifically concerning the Target Assets. As a result, no dedicated operating or administrative costs have been allocated by the Kingfar Real Estate with respect to the Target Assets.

IMPLICATIONS UNDER LISTING RULES

As the Transactions relate to the acquisition and/or lease of various different units and/or carpark space within the Property, the Transactions should be aggregated and treated as if they were one transaction.

As the highest applicable percentage ratio (as defined under Rule 14.07 of the Listing Rules) in respect of the Transactions, on an aggregate basis, exceed 25% but are less than 100%, the Transactions constitute a major transaction of the Company and are subject to the reporting, announcement, circular and shareholders' approval requirements under Chapter 14 of the Listing Rules.

As at the date of this announcement, Kingfar Group is the controlling shareholder of the Company holding approximately 67.5% of the total issued capital of the Company. Kingfar Real Estate is in turn directly wholly owned by Kingfar Group, and is therefore a connected person of the Company. Accordingly, the Transactions constitute a connected transaction of the Company under Chapter 14A of the Listing Rules. As the highest applicable percentage ratio in respect of the Transactions exceeds 5%, the Transactions are also subject to the reporting, announcement and Independent Shareholders' approval requirements under Chapter 14A of the Listing Rules.

Pursuant to the Listing Rules, any Shareholder who has a material interest in the Transactions and the transactions contemplated thereunder other than its interest as a Shareholder, together with such Shareholder's associates, shall abstain from voting on the resolution to approve the same to be proposed at the EGM.

As Kingfar Real Estate is wholly owned by Kingfar Group, which in turn is held as to approximately 96.29% by Kingfar Holdings, Kingfar Group and Kingfar Holdings, which in aggregate hold approximately 75% of the total issued capital of the Company, have a material interest in the Transactions and each of Kingfar Holdings, Kingfar Group and their respective associates will abstain from voting on the relevant resolution to approve the Transaction Documents and the transactions contemplated thereunder to be proposed at the EGM. Save as disclosed above, to the best of the Director's knowledge, information and belief having made all reasonable enquiries, no other Shareholder or any of its associates has a material interest in the Transactions, and therefore no other Shareholder is required to abstain from voting on the relevant resolution to approve the Transaction Documents and the transactions contemplated thereunder for the purpose of the Listing Rules.

Save for Mr. Zhao Junping who has abstained due to his position as a director and general manager of Kingfar Real Estate, no Director had a material interest in the Transactions or was required to abstain from voting on the relevant board resolution of the Company.

INDEPENDENT BOARD COMMITTEE AND APPOINTMENT OF INDEPENDENT FINANCIAL ADVISER

The Independent Board Committee, comprising all of the independent non-executive Directors, namely Mr. Lam Siu Wing, Dr. Jiang Li and Mr. Cao Yang, has been established to advise the Independent Shareholders regarding the Transactions.

Alliance Capital Partners Limited has been appointed as the Independent Financial Adviser to advise the Independent Board Committee and the Independent Shareholders in relation to the Transactions. Such appointment has been approved by the Independent Board Committee pursuant to the Listing Rules.

EGM AND CIRCULAR

The EGM will be convened and held for the purpose of considering and, if thought fit, to approve, among other things, passing the resolutions to approve the Transaction Documents and the consummation of the Transactions.

The 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, is expected to be despatched to the Shareholders on or before 31 December 2025 as additional time is required to finalise the contents of the circular.

Shareholders and potential investors of the Company should be aware that the Transactions are subject to certain conditions being satisfied, therefore the Transactions may or may not proceed. Accordingly, Shareholders and potential investors of the Company are advised to exercise caution when dealing in the securities of the Company.

DEFINITIONS

The following expressions have the following meanings in this announcement:

“Appraised Value(s)”	the market value of the relevant asset as at 31 October 2025 as determined by the Independent Valuer
“Asset Acquisition”	the proposed purchase of the Property Units by the Company from Kingfar Real Estate pursuant to the Asset Acquisition Agreement
“Asset Acquisition Agreement”	the asset acquisition agreement dated 5 December 2025 entered into between the Company and Kingfar Real Estate in respect of the Asset Acquisition

“Board”	the board of Directors
“Civil Air Defense Car Park Lease Agreement”	the lease agreement dated 5 December 2025 entered into between the Company and Kingfar Real Estate in respect of the Lease
“Civil Air Defense Parking Spaces”	the 37 civil air defense project parking spaces at the Property totaling 2,038.64 sq.m. proposed to be leased by Kingfar Real Estate to the Company pursuant to the Civil Air Defense Car Park Lease Agreement
“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 shares of which are listed on the Main Board of the Stock Exchange (Stock Code: 01354)
“connected person(s)”	has the meaning as ascribed to it under the Listing Rules
“controlling shareholder(s)”	has the meaning as ascribed to it under the Listing Rules
“Directors”	the directors of the Company
“EGM”	the extraordinary general meeting of the Company to be convened to consider and, if thought fit, to approve, among other things, the Transaction Documents and the transactions contemplated thereunder (namely, the Transactions)
“GFA”	gross floor area
“Group”	the Company and its subsidiaries
“HK\$”	Hong Kong Dollars, the lawful currency of Hong Kong
“Hong Kong”	The Hong Kong Special Administrative Region of the PRC
“Independent Board Committee”	the independent board committee comprising all independent non-executive Directors, namely Mr. Lam Siu Wing, Dr. Jiang Li and Mr. Cao Yang, established to advise the Independent Shareholders in respect of whether the Transactions are fair and reasonable and in the interests of the Company and Shareholders as a whole and as to voting

“Independent Financial Adviser”	Alliance Capital Partners Limited, a licensed corporation permitted to carry on Type 1 (dealing in securities) and Type 6 (advising on corporate finance) regulated activities under the SFO, being the independent financial adviser to the Independent Board Committee and the Independent Shareholders in respect of whether the Transactions are fair and reasonable and as to voting
“Independent Shareholders”	the Shareholders other than those who are required to abstain from voting at the EGM pursuant to the Listing Rules
“Independent Valuer”	Newland Appraisals Limited, the independent professional valuer appointed to conduct valuations of the Target Assets
“Kingfar Group”	西安經發集團有限責任公司 (Xi'an Kingfar Group Co., Ltd.*), a company established in the PRC with limited liability on 5 September 2001 and one of the controlling shareholders of the Company, which is owned as to approximately 96.29% by Kingfar Holdings, and approximately 3.71% by Shaanxi Financial Asset Management Co., Ltd. (陝西金融資產管理股份有限公司), an Independent Third Party
“Kingfar Holdings”	Xi'an Kingfar Holdings (Group) Co., Ltd. (西安經發控股(集團)有限公司), a company established in the PRC with limited liability on 4 May 2010 and one of the controlling shareholders of the Company, which is wholly owned by the Management Committee of Xi'an Economic and Technology Development Zone (西安經濟技術開發區管理委員會), an administrative agency of Xi'an Municipal People's Government for the management of Xi'an Economic and Technology Development Zone
“Kingfar Real Estate”	Xi'an Kingfar Real Estate Co., Ltd. (西安經發地產有限公司), a company established in the PRC with limited liability on 15 March 1997 and a wholly-owned subsidiary of Kingfar Group
“Lease”	the proposed lease of the Civil Air Defense Parking Spaces by the Company from the Civil Air Defense Car Park Lease Agreement
“Listing Rules”	the Rules Governing the Listing of Securities on the Stock Exchange

“Mechanical Parking Space Transfer Agreement”	the mechanical parking space usage rights transfer agreement dated 5 December 2025 entered into between Company and Kingfar Real Estate in respect of the Usage Rights Transfer
“Mechanical Parking Spaces”	the 60 mechanical parking spaces totaling 1,467.96 sq.m. at Floor B2 of the Property to be transferred pursuant to the Mechanical Parking Space Transfer Agreement
“PRC”	the People’s Republic of China and solely for the purpose of this announcement excluding Hong Kong, Macau Special Administrative Region and Taiwan
“Property”	the building known as Block A, Kingfar Building at No. 132 Weiyang Road, Xi'an, PRC
“Property Units”	<ul style="list-style-type: none"> (i) 14 property units designated for commercial use at the Property, comprising Units F108, F109, F110, F111, F112, F114, F118, F120, F121, F122, F123, F124 and F126 and 202 of the Property with an aggregate GFA of 3,267.13 sq.m.; and (ii) 224 standard car park spaces on the underground levels at the Property with an aggregate GFA of 8,743.12 sq.m.,
	in each case subject to the Asset Acquisition Agreement
“RMB”	Renminbi, the lawful currency of the PRC
“SFO”	the Securities and Futures Ordinance, Chapter 571 of the Laws of Hong Kong, as amended from time to time
“Share(s)”	ordinary share(s) of the Company
“Shareholder(s)”	holder(s) of the Shares
“sq.m.”	square meter(s)
“Stock Exchange”	The Stock Exchange of Hong Kong Limited
“Target Assets”	collectively, the Property Units, the Civil Air Defense Parking Spaces and the Mechanical Parking Spaces

“Transaction Document” or “Transaction Documents”	each of or collectively, the Asset Acquisition Agreement, the Civil Air Defense Car Park Lease Agreement and the Mechanical Parking Space Transfer Agreement (as the case may be)
“Transactions”	the Asset Acquisition, the Lease and the Usage Rights Transfer
“Usage Rights Transfer”	the proposed transfer of usage rights for the Mechanical Parking Spaces from Kingfar Real Estate to the Company pursuant to the Mechanical Parking Space Transfer Agreement

In this announcement, for the purpose of illustration only, amounts quoted in RMB have been converted into HK\$ at the rate RMB1 to HK\$0.90906 respectively. Such exchange rate has been used, where applicable, for the purpose of illustration only and does not constitute a representation that any amounts were or may have been exchanged at this or any other rates or at all.

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

Hong Kong, 5 December 2025

As at the date of this 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.

* For identification purposes only