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Xi'an Kingfar Property Services Co., Ltd.

西安經發物業股份有限公司

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

(Stock Code: 1354)

NOTICE OF THE 2024 ANNUAL GENERAL MEETING

NOTICE IS HEREBY GIVEN THAT the 2024 annual general meeting (the “**AGM**”) of Xi'an Kingfar Property Services Co., Ltd. (the “**Company**”) will be held on Wednesday, 18 June 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 27 May 2025 (the “**Circular**”).

ORDINARY RESOLUTIONS

1. To consider and approve the 2024 Report of the Board;
2. To consider and approve the 2024 Report of the Supervisory Committee;
3. To consider and approve the 2024 Audited Consolidated Financial Statements;
4. To consider and approve the 2024 Annual Report;
5. To consider and approve the Annual Budget Report for 2025;
6. To consider and review the remuneration disbursement for the 2024 and approve the remuneration of the Directors, Supervisors and senior management for 2025;
7. To consider and adopt the Management Measures for Proposals of the Board of Directors as set out in the Appendix I to the circular of the Company dated 27 May 2025; and

8. To consider and approve the re-appointment of Xigema Certified Public Accountants (Special General Partnership) and KPMG as the domestic auditor and overseas auditor of the Company for 2025, respectively, and to approve to authorise the Board to determine their remunerations and enter into the relevant agreements.

SPECIAL RESOLUTION

9. To consider and approve the resolution on the proposed amendments to the Articles of Association as set out in the Appendix II to the circular of the Company dated 27 May 2025.

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

Hong Kong, 27 May 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.

Notes:

1. All resolutions at the AGM 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 AGM.
2. Any Shareholder entitled to attend and vote at the AGM 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 AGM (i.e. before 10:00 a.m. on 17 June 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 AGM 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 AGM (and any adjourned meeting thereof), the Company's H share registrar will be closed from Friday, 13 June 2025 to Wednesday, 18 June 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 AGM, 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, 12 June 2025 for registration. Shareholders whose names appear on the register of members of the Company on Wednesday, 18 June 2025 are entitled to attend and vote at the AGM.

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 resolution are set out in the circular of the Company dated 27 May 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.