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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)

BOOK CLOSURE PERIOD FOR EXTRAORDINARY GENERAL MEETINGS

Reference is made to (i) the announcement of Xi'an Kingfar Property Services Co., Ltd. (the **"Company"**) dated 5 December 2025 regarding the major and connected transactions in relation to the acquisitions and lease of properties and carpark spaces (the **"Transactions"**); (ii) the announcement of the Company dated 31 December 2025 regarding the delay in despatch of the circular for the Transactions; (iii) the announcement of the Company dated 12 December 2025 in relation to, among other things, the renewal of the Previous Master Property Management Services Framework Agreement and the Previous Master Food Supply Framework Agreement (the **"Continuing Connected Transactions"**); and (iv) the announcement of the Company dated 7 January 2026 in relation to the delay in despatch of circular for the Continuing Connected Transactions (collectively the **"Announcements"**). Unless otherwise defined, capitalised terms used herein shall have the same meanings as defined in the Announcements.

The Board hereby announces that:

- (i) an extraordinary general meeting of the Company (the **"Transactions EGM"**) for the Shareholders to consider and, if thought fit, to approve, among other things, the Transaction Documents and the transactions contemplated thereunder (namely, the Transactions) will be held on Friday, 30 January 2026 at 10:00 a.m.. The circular and notice of the EGM as well as the related proxy form will be provided on 14 January 2026 to the Shareholders; and
- (ii) an extraordinary general meeting of the Company (the **"Continuing Connected Transactions EGM"**) for the Shareholders to consider and, if thought fit, to approve, among other things, the Continuing Connected Transactions will be held on Friday, 30 January 2026 at 10:30 a.m.. The circular and notice of the Continuing Connected Transactions EGM as well as the related proxy form will be provided on 14 January 2026 to the Shareholders.

In order to determine the entitlement to attend and vote at each of the EGMs, the register of members of the Company will be closed from Tuesday, 27 January 2026 to Friday, 30 January 2026 (both days inclusive), during which period no transfer of shares of the Company will be registered. The record date for determining the eligibility of the Shareholders to attend and vote at each of the EGMs is Friday, 30 January 2026. In order to attend and vote at each of the EGMs, all duly completed share transfer documents accompanied by the relevant share certificates must be lodged with the Company's H Share registrar, Computershare Hong Kong Investor Services Limited at 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 Monday, 26 January 2026.

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

Hong Kong, 13 January 2026

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.