In this document, unless the context otherwise requires, the following terms shall have the meanings set out below. Certain other terms are explained in the section headed "Glossary of Technical Terms" in this document.

"Accountants' Report"	the accountants' report of our Company, the text of which is set out in Appendix I to this document
"affiliate(s)"	any other person, directly or indirectly, controlling or controlled by or under direct or indirect common control with such specified person
"AFRC"	The Accounting and Financial Reporting Council
"Articles" or "Articles of Association"	the articles of association of the Company conditionally adopted on March 26, 2026, which shall become effective on [**REDACTED**], as amended from time to time, a summary of which is set out in Appendix III to this document
"associate(s)"	has the meaning ascribed thereto under the Listing Rules
"Audit Committee"	the audit committee of our Board
"Board" or "Board of Directors"	the board of Directors
"Business Day" or "business day"	any day (other than a Saturday, Sunday or public holiday) on which licensed banks in Hong Kong are generally open for normal banking business
	[**REDACTED**]
"close associates"	has the meaning ascribed thereto under the Listing Rules
"Companies Ordinance"	the Companies Ordinance (Chapter 622 of the Laws of Hong Kong), as amended, supplemented or otherwise modified from time to time
"Companies (Winding up and Miscellaneous Provisions) Ordinance"	the Companies (Winding Up and Miscellaneous Provisions) Ordinance (Chapter 32 of the Laws of Hong Kong), as amended, supplemented or otherwise modified from time to time
"Company" or "our Company"	Fairland Corporation Limited (深圳菲亞蘭德科技集團股份有限公司), a limited liability company established in the PRC on April 7, 2004 and converted into a joint stock company with limited liability on October 23, 2024
"Company Law" or "PRC Company Law"	Company Law of the PRC (《中華人民共和國公司法》) as amended and supplemented or otherwise modified from time to time

"connected person(s)"	has the meaning ascribed thereto under the Listing Rules
"Controlling Shareholders"	has the meaning ascribed to it under the Listing Rules and, in the case of our Company, means Guangzhou Hengtuo, Mr. Chen and Ms. Jiang
"core connected person(s)"	has the meaning ascribed to it under the Listing Rules
"Corporate Governance Code" or "CG Code"	the Corporate Governance Code as set out in Appendix C1 to the Listing Rules
"COVID-19"	novel coronavirus (COVID-19), a coronavirus identified as the cause of an outbreak of respiratory illness
"CSDCC"	China Securities Depository and Clearing Corporation Limited (中國證券登記結算有限責任公司)
"CSRC"	China Securities Regulatory Commission (中國證券監督管理委員會)
"Director(s)"	the director(s) of our Company
"Domestic Unlisted Shares"	ordinary shares in the share capital of our Company, with a nominal value of RMB0.025 each, which are subscribed for and paid up in Renminbi
"EIT"	enterprise income tax
"EIT Law"	Enterprise Income Tax Law of the People's Republic of China* (《中華人民共和國企業所得稅法》), as amended, supplemented or otherwise modified from time to time
"Employees Shareholding Platforms"	refers to collectively Zhuhai Zhongheng, Zhuhai Zhongtuo, Zhuhai Zhongyue, Zhuhai Zhongchi, Zhuhai Zhongbo, Zhuhai Zhongren, Zhuhai Zhongxi and iGarden Partner
"ESG"	environmental, social and governance
"Euro"	the lawful currency of the European Union
	[**REDACTED**]
"Extreme Conditions"	the occurrence of "extreme conditions" as announced by the Hong Kong Government due to serious disruption of public transport services, extensive flooding, major landslides, large-scale power outage or any other adverse conditions before Typhoon Signal No. 8 or above is replaced with Typhoon Signal No. 3 or below
"F&S" or "Frost & Sullivan"	Frost & Sullivan (Beijing) Inc., Shanghai Branch Co., our industry consultant, which is an independent third party

"F&S Report"	an independent market research report commissioned by us and prepared by F&S, a summary of which is set forth in the section headed "Industry Overview" for the purpose of this document
	[REDACTED]
"Group", "the Group", "our Group", "we", "our" or "us"	our Company and its subsidiaries at the relevant time or, where the context otherwise requires, in respect of the period prior to our Company becoming the holding company of its present subsidiaries, such subsidiaries as if they were subsidiaries of our Company at the relevant time
"Guangzhou Hengtuo"	Guangzhou Hengtuo Investment Co., Ltd.* (廣州恒拓投資有限公司), one of our Controlling Shareholders
"Guide for New Listing Applicants"	the Guide for New Listing Applicants published by the Stock Exchange and as amended, supplemented or otherwise modified from time to time
	[REDACTED]
"H Share(s)"	overseas **[REDACTED]** foreign invested ordinary share(s) in the share capital of our Company, with a nominal value of RMB0.025 each, which are to be **[REDACTED]** for and **[REDACTED]** in Hong Kong dollars and for which an application has been made for the granting of **[REDACTED]**, and permission to **[REDACTED]** in, on the Main Board of the Stock Exchange
	[REDACTED]
"Hong Kong" or "HK"	the Hong Kong Special Administrative Region of the PRC
	[REDACTED]

[REDACTED]

"HK$" or "Hong Kong dollars" or "HK dollars"	Hong Kong dollars, the lawful currency of Hong Kong

[REDACTED]

"IFRS Accounting Standards"	the International Financial Reporting Standards, which as collective term includes all applicable individual International Financial Reporting Standards, International Accounting Standards and Interpretations issued by the IASB
"iGarden Partner"	iGarden Partner Limited, a company incorporated in the Cayman Islands on January 13, 2026, an Employees Shareholding Platform

"independent third party(ies)"	a person, persons, a company or companies which is or are independent of, and not our connected person(s) within the meaning under the Listing Rules

[REDACTED]

"International Sanctions"	any measures enacted by the Relevant Jurisdictions as trade or economic sanctions against foreign countries, governments, entities or persons by restricting the enacting jurisdictions' nationals from making assets or services available, directly or indirectly, to them, dealing with their assets or otherwise conducting commercial transactions with them
"International Sanctions Legal Adviser"	Stephenson Harwood LLP

[REDACTED]

"IT"	information technology
"Latest Practicable Date"	April 12, 2026, being the latest practicable date for the purpose of ascertaining certain information contained in this document prior to its publication

[REDACTED]

"Listing Rules"	the Rules Governing the Listing of Securities on the Stock Exchange, as amended or supplemented from time to time
"Main Board"	the Main Board of the Stock Exchange

"Mr. Chen"	Mr. Chenbo (陳波), founder of our Group, chairman of our Board, executive Director, chief executive officer of our Company and one of our Controlling Shareholders
"Ms. Jiang"	Ms. Jiang Hui (姜輝), the spouse of Mr. Chen, one of our Controlling Shareholders
"Nomination Committee"	the nomination committee of our Company
"NDRC"	National Development and Reform Commission of the PRC (中華人民共和國國家發展和改革委員會)

[REDACTED]

"PBOC"	the People's Bank of China (中國人民銀行), the central bank of the PRC
"PRC," "China" or "Chinese Mainland"	the People's Republic of China, excluding for the purposes of this document only, Hong Kong, the Macau Special Administrative Region of the People's Republic of China and Taiwan
"PRC government" or "State"	the Central People's Government of the People's Republic of China, including all governmental subdivisions (including provincial, municipal and other regional or local government entities) and their instrumentalities or, where the context requires, any of them
"PRC Legal Advisers"	Zhong Lun Law Firm, the legal advisers to our Company as to PRC laws

[REDACTED]

"Primary Sanctioned Activities"	has the meaning ascribed to it under Chapter 4.4 of the Guide for New Listing Applicants, means any activity in a Sanctioned Country or (i) with; or (ii) directly or indirectly benefiting, or involving the property or interests in property of, a Sanctioned Target by the Company incorporated or located in a Relevant Jurisdiction (if applicable) or which otherwise has a nexus with such jurisdiction with respect to the relevant activity, such that it is subject to the relevant sanctions law or regulation
"Relevant Jurisdictions"	has the meaning ascribed to it under Chapter 4.4 of the Guide for New Listing Applicants, means any jurisdiction that is relevant to us and has sanctions-related law or regulation restricting, among other things, its nationals and/or entities which are incorporated or located in that jurisdiction from directly or indirectly making assets or services available to or otherwise dealing in assets of certain countries, governments, persons or entities targeted by such law or regulation, including the U.S., the European Union, United Kingdom, United Nations, Australia and China
"Regulation S"	Regulation S under the U.S. Securities Act
"Remuneration Committee"	the remuneration committee of our Company
"RMB" or "Renminbi"	Renminbi, the lawful currency of the PRC
"SAFE"	State Administration of Foreign Exchange of the PRC (中華人民共和國國家外匯管理局), a PRC governmental agency responsible for matters relating to foreign exchange administration, including local branches, when applicable

"Sanctioned Country"	has the meaning ascribed to it under Chapter 4.4 of the Guide for New Listing Applicants, means any country or territory subject to a general and comprehensive export, import, financial or investment embargo under sanctions related law or regulation of the Relevant Jurisdiction
"Sanctioned Target"	has the meaning ascribed to it under Chapter 4.4 of the Guide for New Listing Applicants, means any person or entity (i) designated on any list of targeted persons or entities issued under the sanctions-related law or regulation of a Relevant Jurisdiction; (ii) that is, or is owned or controlled by, a government of a country subject to International Sanctions; or (iii) that is the target of sanctions under the law or regulation of a Relevant Jurisdiction because of a relationship of ownership, control, or agency with a person or entity described in (i) or (ii)
"Sanctioned Trader"	has the meaning ascribed to it under Chapter 4.4 of the Guide for New Listing Applicants, means any person or entity that does a material portion (10% or more) of its business with Sanctioned Targets and Sanctioned Country entities or persons
"SAT"	State Administration of Taxation of the PRC (中華人民共和國國家稅務總局)
"SCNPC"	the Standing Committee of the National People's Congress (全國人民代表大會常務委員會)
"Secondary Sanctionable Activities"	has the meaning ascribed to it under Chapter 4.4 of the Guide for New Listing Applicants, means certain activity by our Company that may result in the imposition of sanctions by a Relevant Jurisdiction (including designation as a sanctioned target or the imposition of penalties), even though the Company is not incorporated or located in that Relevant Jurisdiction and does not otherwise have any nexus with that Relevant Jurisdiction
"Securities Law"	the Securities Law of the PRC (中華人民共和國證券法), as amended, supplemented or otherwise modified from time to time
"SFC"	the Securities and Futures Commission of Hong Kong
"SFO"	the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong), as amended or supplemented from time to time
"Share(s)"	the ordinary share(s) in the share capital of our Company with a nominal value of RMB0.025 each, including our Domestic Unlisted Shares and H Shares
"Shareholder(s)"	holder(s) of the Shares
"Share Split"	the split of the Company's then existing Shares with nominal value of RMB1.0 each into 40 Shares with nominal value of RMB0.025 each, which was approved on March 31, 2026, and effective upon approval

[REDACTED]

"State Council"	State Council of the PRC (中華人民共和國國務院)

[REDACTED]

"Stock Exchange" or "Hong Kong Stock Exchange"	The Stock Exchange of Hong Kong Limited

[REDACTED]

"subsidiary(ies)"	has the meaning ascribed to it in section 15 of the Companies Ordinance
"substantial shareholder(s)"	has the meaning ascribed to it under the Listing Rules
"Track Record Period"	the years ended December 31, 2023, 2024 and 2025
"Transfer Pricing Consultant"	Ernst & Young (China) Advisory Limited

[REDACTED]

"United States", "US" or "U.S."	the United States of America, its territories, its possessions and all areas subject to its jurisdiction
"U.S. dollars", "US$" or "USD"	United States dollars, the lawful currency of the United States
"U.S. Securities Act"	the United States Securities Act of 1933, as amended and supplemented or otherwise modified from time to time, and the rules and regulations promulgated thereunder

"Zhuhai Zhongbo"	Zhuhai Zhongbo Investment Partnership (Limited Partnership)* (PRC) (珠海眾博投資合夥企業(有限合夥)), a limited partnership established in the PRC on April 12, 2021, which is an Employee Shareholding Platform
"Zhuhai Zhongchi"	Zhuhai Zhongchi Investment Partnership (Limited Partnership)* (PRC) (珠海眾馳投資合夥企業(有限合夥)), a limited partnership established in the PRC on April 13, 2021, which is an Employees Shareholding Platform
"Zhuhai Zhongheng"	Zhuhai Zhongheng Investment Partnership (Limited Partnership)* (PRC) (珠海眾恒投資合夥企業(有限合夥)), a limited partnership established in the PRC on December 18, 2020, which is an Employees Shareholding Platform
"Zhuhai Zhongren"	Zhuhai Zhongren Investment Partnership (Limited Partnership)* (PRC) (珠海眾仁投資合夥企業(有限合夥)), a limited partnership established in the PRC on April 13, 2021, which is an Employees Shareholding Platform
"Zhuhai Zhongtuo"	Zhuhai Zhongtuo Investment Partnership (Limited Partnership)* (PRC) (珠海眾拓投資合夥企業(有限合夥)), a limited partnership established in the PRC on December 17, 2020, which is an Employees Shareholding Platform
"Zhuhai Zhongxi"	Zhuhai Zhongxi Investment Partnership (Limited Partnership)* (PRC) (珠海眾喜投資合夥企業(有限合夥)), a limited partnership established in the PRC on April 12, 2021, which is an Employees Shareholding Platform
"Zhuhai Zhongyue"	Zhuhai Zhongyue Investment Partnership (Limited Partnership)* (PRC) (珠海眾悅投資合夥企業(有限合夥)), a limited partnership established in the PRC on April 12, 2021, which is an Employees Shareholding Platform
"%"	per cent

Certain amounts and percentage figures included in this document have been subject to rounding. Accordingly, figures shown as totals in certain tables may not be an arithmetic aggregation of the figures preceding them. Any discrepancies in any table or chart between the total shown and the sum of the amounts listed are due to rounding.

For ease of reference, the names of the PRC governmental authorities, institutions, facilities, certificates, titles, nationals, individuals, companies or entities, laws or regulations have been included in this document in both the Chinese and English languages and, in the event of any inconsistency, the Chinese versions shall prevail. English translations of company names and other terms from the Chinese language are marked with "" and are provided for identification purposes only.*