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Fineland Living Services Group Limited

方圓生活服務集團有限公司

(formerly known as Fineland Real Estate Services Group Limited 方圓房地產服務集團有限公司)

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 9978)

NOTICE OF EXTRAORDINARY GENERAL MEETING

NOTICE IS HEREBY GIVEN that an extraordinary general meeting (the “**EGM**”) of Fineland Living Services Group Limited (the “**Company**”) will be held at 11:00 a.m. on Wednesday, 20 December 2023 at 11th Floor, No. 28 Tiyu East Road, Tianhe District, Guangzhou, the PRC for the purpose of considering and, if thought fit, passing with or without amendments, the following ordinary resolutions. Words and expressions that are not expressly defined in this notice of EGM shall bear the same meaning as those defined in the circular of the Company dated 23 November 2023 (the “**Circular**”).

ORDINARY RESOLUTIONS

1. “**THAT:**

- (a) the 2024 Master Agency Service Agreement dated 25 October 2023, a copy of which is tabled at the meeting and marked “A” and signed by the chairman of the meeting for the purpose of identification, entered into between the Company and Fineland Group Holdings and the transactions contemplated thereunder be and are hereby approved, confirmed and ratified;
- (b) the Agency Service Proposed Annual Caps for the three years ending 31 December 2026 (as set out in the Circular) be and are hereby approved; and
- (c) any one of the directors of the Company be and is hereby authorised to take such actions and execute such documents, instruments and agreements for and on behalf of the Company as he or she may consider appropriate and expedient to carry out

or give effect to or otherwise in connection with or in relation to the 2024 Master Agency Service Agreement (including the Agency Service Proposed Annual Caps) and the transactions contemplated thereunder.”

2. “**THAT:**

- (a) the 2024 Master Property Management Services Agreement dated 25 October 2023, a copy of which is tabled at the meeting and marked “B” and signed by the chairman of the meeting for the purpose of identification, entered into between the Company and Mr. Fong and the transactions contemplated thereunder be and are hereby approved, confirmed and ratified; and
- (b) the Property Management Services Proposed Annual Caps for the three years ending 31 December 2026 (as set out in the Circular) be and are hereby approved; and
- (c) any one of the directors of the Company be and is hereby authorised to take such actions and execute such documents, instruments and agreements for and on behalf of the Company as he or she may consider appropriate and expedient to carry out or give effect to or otherwise in connection with or in relation to the 2024 Master Property Management Services Agreement (including the Property Management Services Proposed Annual Caps) and the transactions contemplated thereunder.”

Yours faithfully,

By order of the Board

Fineland Living Services Group Limited

HAN Shuguang

Chairman

Hong Kong, 23 November 2023

Notes:

1. A member of the Company entitled to attend and vote at the EGM shall be entitled to appoint one or if he is a holder of two or more shares of the Company, more than one proxies to attend and vote in his stead. A proxy needs not be a member of the Company but must be present in person at the EGM to represent the member. Completion and return of the form of proxy will not preclude a member of the Company from attending the EGM and voting in person should he so wish. In such event, his form of proxy will be deemed to have been revoked.
2. Where there are joint registered holders of any share, any one of such persons may vote at the EGM, either personally or by proxy, in respect of such share as if he were solely entitled thereto; but if more than one of such joint holders be present at the EGM personally or by proxy, that one of the said persons so present whose name stands first on the register of members of the Company in respect of such share shall alone be entitled to vote in respect thereof.

3. A form of proxy for the EGM is enclosed. In order to be valid, the form of 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 or authority, must be deposited at the Company's Hong Kong branch share registrar, Computershare Hong Kong Investor Services Limited at 17M Floor, Hopewell Centre, 183 Queen's Road East, Wan Chai, Hong Kong, not later than 48 hours before the time for holding the EGM (i.e. not later than 11:00 a.m. on Monday, 18 December 2023) or any adjournment thereof.
4. To ascertain the members' entitlement to attend and vote at the meeting, the register of members of the Company will be closed from Friday, 15 December 2023 to Wednesday, 20 December 2023 (both days inclusive), during which period no transfer of shares can be registered. In order to be eligible to attend and vote at the EGM, all transfers of shares, accompanied by the relevant share certificates, must be lodged with the Company's Hong Kong branch share registrar, Computershare Hong Kong Investor Services Limited at Shops 1712-1716, 17/F, Hopewell Centre, 183 Queen's Road East, Wan Chai, Hong Kong, for registration not later than 4:30 p.m. on Thursday, 14 December 2023.
5. Members of the Company or their proxies shall produce documents of their proof of identity when attending the EGM.
6. If typhoon signal No. 8 or above, "extreme conditions caused by super typhoons" or a "black" rainstorm warning is in effect any time after 7:00 a.m. on the date of the EGM, the meeting will be postponed. The Company will post an announcement on the website of Company at www.finelandassets.com and on the HKEXnews website of the Stock Exchange at www.hkexnews.hk to notify shareholders of the date, time and place of the rescheduled meeting.

As at the date of this notice, the executive Directors are Mr. HAN Shuguang, Mr. YI Ruofeng and Ms. TSE Lai Wa; the non-executive Director is Mr. FONG Ming; and the independent non-executive Directors are Mr. LEUNG Wai Hung, Mr. TIAN Qiusheng and Mr. DU Chenhua.