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佳華百貨控股有限公司
Jiahua Stores Holdings Limited

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 00602)

NOTICE OF EXTRAORDINARY GENERAL MEETING

NOTICE IS HEREBY GIVEN that an extraordinary general meeting (the "**Meeting**") of Jiahua Stores Holdings Limited (the "**Company**") will be held at 4/F., Jiahua Ming Yuan, 246 Xinhu Road, Baoan Central District, Shenzhen, the PRC on Monday, 20 April 2026 at 2:30 p.m., for the purpose of considering and, if thought fit, passing (with or without amendments) the following resolutions:

AS ORDINARY RESOLUTION

1. "**THAT**:

   a. the seven lease agreements (the "**Lease Agreements**") entered into between (i) Shenzhen Chuangjian Technology Co., Ltd. (深圳創健科技實業有限公司) and Shenzhen Baijiahua Commercial Management Limited (深圳市百佳華商業管理有限公司), a wholly-owned subsidiary of the Company (the "**Tenant**") in respect of the leasing of premises located at Jiahua Lingyue Plaza, Southwest side of the intersection of Lanzhu West Road and Longping Road, Pingshan District, Shenzhen, Guangdong Province, the PRC ("**Jiahua Lingyue Plaza**") (廣東省深圳市坪山蘭竹西路和龍坪路交匯處西南側區佳華領悅廣場); (ii) Mr. Li Jinxin* (李錦新) as the landlord and the Tenant in respect of the leasing of premises located at Jiahua Lingyue Plaza; (iii) Shenzhen Pingshan Xinhe Shareholding Cooperative Company* (深圳市坪山新和股份合作公司) as the landlord and the Tenant in respect of the leasing of premises located at Jiahua Lingyue Plaza; (iv) Ms. Lin Ying Tong* (林盈彤) and the Tenant in respect of two lease agreements in respect of the leasing of premises located at Jiahua Lingyue Plaza; (v) Shenzhen Pingshan Liulian Shareholding Cooperative Company* (深圳市坪山六聯股份合作公司) and the Tenant in respect of the leasing of premises located at Jiahua Lingyue Plaza; and (vi) Shenzhen Pingshan Liuhe Shareholding Cooperative Company* (深圳市坪山六和股份合作公司) and the Tenant in

respect of the leasing of premises located at Jiahua Lingyue Plaza, copies of which having been produced to the Meeting marked "A" to "G" and signed by the chairman of the Meeting for identification purpose, be and is hereby approved, confirmed and ratified and the transactions contemplated thereunder be and are hereby approved;

b. any one of the director(s) of the Company (or, any two directors or any one director and the company secretary of the Company, if execution under the common seal of the Company is required) be and he is (or they are) hereby authorised to do and execute (where required, to affix the common seal of the Company) all such acts, matters, deeds, documents and things as he (or they) consider(s) to be necessary, expedient or desirable for the purposes of giving effect to or in connection with the Lease Agreements and all transactions contemplated thereunder, and to agree to such variation, amendments or waiver or matters relating thereto (including any variation, amendments or waiver of such documents or any terms thereof, which are not fundamentally different from those as provided in the Lease Agreement as are, in the opinion of such director, in the interest of the Company and its shareholders as a whole."

Yours faithfully,
For and on behalf of the Board
Jiahua Stores Holdings Limited
Zhuang Lu Kun
Chairman

Shenzhen, the PRC, 27 March 2026

Registered office:
Cricket Square
Hutchins Drive
P.O. Box 2681
Grand Cayman KY1-1111
Cayman Islands

Head office and principal place of business in Hong Kong:
Suite 715, 7th Floor
Ocean Centre, Harbour City
5 Canton Road
Tsimshatsui
Kowloon
Hong Kong

Notes:

(1) Any member entitled to attend and vote at the EGM is entitled to appoint one proxy or if he is the holder of two or more shares, more than one proxy to attend and vote instead of him. A proxy need not be a member of the Company. To be valid all forms of proxies together with the power of attorney or other authority, if any, under which it is signed, or a notarially certified copy thereof must be deposited with the Company's Hong Kong branch share registrar, Tricor Investor Services Limited, 17/F, Far East Finance Centre, 16 Harcourt Road, Hong Kong, not less than 48 hours before the time appointed for the EGM.

(2) The register of members of the Company will be closed from Wednesday, 15 April 2026 to Monday, 20 April 2026 (both days inclusive). In order to attend and vote at the EGM, all transfers accompanied by the relevant share certificates must be lodged with the Company's Hong Kong branch share registrar, Tricor Investor Services Limited, 17/F, Far East Finance Centre, 16 Harcourt Road, Hong Kong not later than 4:00 p.m. on Tuesday, 14 April 2026. The record date for determining the entitlement of the shareholders to attend and vote at the EGM will be Monday, 20 April 2026.

(3) The completion and return of a form of proxy will not preclude a member from attending and voting at the EGM in person. If such member attends the EGM in person, his form of proxy will be deemed to have been revoked.

(4) In the case of a joint holding, any one of such persons may vote at the EGM, either in person or by proxy; but if more than one joint holders are present at the EGM in person or by proxy, the said person whose name stands first on the register of members of the Company in respect of the relevant joint holding shall alone be entitled to vote in respect thereof.

(5) If a "black" rainstorm warning signal or a tropical cyclone warning signal number 8 or above is in force in Hong Kong at any time between 9:00 a.m. and 4:00 p.m. on 20 April 2026, an announcement will be made in such event to notify the Shareholders of any alternative date for the EGM.

As at the date of this notice, (a) the executive Directors are Mr. Zhuang Lu Kun, Mr. Zhuang Pei Zhong and Mr. Zhuang Xiao Xiong; (b) the non-executive Director is Madam Yan Xiao Min; and (c) the independent non-executive Directors are Mr. Chin Kam Cheung, Mr. Sun Ju Yi, Mr. Ai Ji and Madam Ying Chi Kwan.

* *For identification purpose only*