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Hanfort Development Holdings Limited
漢成發展控股有限公司*

(formerly known as SINO GOLF HOLDINGS LIMITED順龍控股有限公司)*

(Incorporated in Bermuda with limited liability)

(Stock Code: 00361)

NOTICE OF 2026 ANNUAL GENERAL MEETING

NOTICE IS HEREBY GIVEN that the annual general meeting (the "**Annual General Meeting**") of Hanfort Development Holdings Limited (the "**Company**") will be held at R3, United Conference Centre, 10th Floor, United Centre, 95 Queensway, Admiralty, Hong Kong on Thursday, 25 June 2026 at 3:00 p.m. for the following purposes:

AS ORDINARY BUSINESS

1. to receive and adopt the audited consolidated financial statements of the Company and its subsidiaries and the reports of the directors of the Company (the "**Director(s)**") and of the auditor of the Company for the year ended 31 December 2025;

2. to re-elect Mr. Liu Jincheng as executive Director;

3. to re-elect Mr. Sun Xiongfei as non-executive Director;

4. to re-elect Mr. Choi Sum Shing Samson as independent non-executive Director;

5. to re-elect Ms. Jiang Haiyan as independent non-executive Director;

6. to re-elect Mr. Wu Weifeng as independent non-executive Director;

7. to authorise the board of directors of the Company (the "**Board**") to fix the Directors' remuneration;

8. to re-appoint Grant Thornton Hong Kong Limited as the Company's auditor and to authorise the Board to fix its remuneration;

AS SPECIAL BUSINESS

9. to consider and if thought fit, pass with or without amendment(s), the following resolution as an ordinary resolution:

"**THAT**:

(a) subject to sub-paragraph (c) of this resolution, pursuant to the Rules (the "**Listing Rules**") Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the "**Stock Exchange**"), the exercise by the Directors during the Relevant Period (as hereinafter defined) of all the powers of the Company to allot, issue and deal with additional shares ("**Shares**") of the Company and to make or grant offers, agreements and options, including warrants to subscribe for Shares, which might require the exercise of such powers be and the same is hereby generally and unconditionally approved;

(b) the approval in sub-paragraph (a) of this resolution shall authorise the Directors during the Relevant Period to make or grant offers, agreements and options which might require the exercise of such powers after the end of the Relevant Period;

(c) the aggregate number of Shares of the Company allotted or agreed conditionally or unconditionally to be allotted (whether pursuant to an option or otherwise) by the Directors pursuant to the approval in sub-paragraph (a) of this resolution, otherwise than pursuant to (i) a Rights Issue (as hereinafter defined); or (ii) any issue of Shares upon the exercise of rights of subscription or conversion under the terms of any warrants issued by the Company or any securities which are convertible into Shares of the Company; or (iii) the exercise of any options granted under the share option scheme of the Company; or (iv) any scrip dividend or similar arrangement providing for the allotment and issue of Shares in lieu of the whole or part of the dividend on Shares in accordance with the bye-laws (the "**Bye-laws**") of the Company, shall not exceed 20% of the total number of issued Shares of the Company (excluding any treasury Shares and any repurchased Shares which are pending cancellation) as at the date of the passing of this resolution and the said approval shall be limited accordingly, provided that if any subsequent consolidation or subdivision of Shares is effected, the maximum number of Shares that may be issued pursuant to this resolution as a percentage of the total number of issued Shares (excluding any treasury Shares and any repurchased Shares which are pending cancellation) at the date immediately before and after such consolidation or subdivision shall be the same and such maximum number of Shares shall be adjusted accordingly; and

(d) for the purposes of this resolution:

"**Relevant Period**" means the period from the date of the passing of this resolution until whichever is the earliest of:

(i) the conclusion of the next annual general meeting of the Company;

(ii) the expiration of the period within which the next annual general meeting of the Company is required by the Bye-laws, the Companies Act 1981 of Bermuda (as amended), or any other applicable law of Bermuda to be held; and

(iii) the date on which the authority set out in this resolution is revoked or varied by the passing of an ordinary resolution of the shareholders of the Company (the "**Shareholders**") in general meeting.

"**Rights Issue**" means an offer of Shares, or offer or issue of warrants, options or other securities of the Company giving rights to subscribe for Shares, open for a period fixed by the Directors to holders of Shares or any class thereof on the register on a fixed record date in proportion to their then holdings of such Shares or class thereof (subject to such exclusion or other arrangements as the Directors may deem necessary or expedient in relation to fractional entitlements or having regard to any restrictions or obligations under the laws of, or the requirements of any recognised regulatory body or any stock exchange in, any territory outside the Hong Kong Special Administrative Region of the People's Republic of China).

Any reference to an allotment, issue, grant, offer or disposal of Shares shall include the sale or transfer of treasury Shares to the extent permitted by, and subject to the provisions of, the Listing Rules and applicable laws and regulations."

10. to consider and, if thought fit, pass with or without amendment(s), the following resolution as an ordinary resolution:

"**THAT**:

(a) subject to sub-paragraph (b) of this resolution, the exercise by the Directors during the Relevant Period of all the powers of the Company to repurchase Shares on Stock Exchange or any other exchange on which the Shares may be listed and recognised for this purpose by the Securities and Futures Commission of Hong Kong and the Stock Exchange under the Code on Share Buy-backs (the "**Recognised Stock Exchange**") subject to and in accordance with all applicable laws and the requirements of the Listing Rules as amended from time to time or that of any other Recognised Stock Exchange, be and the same is hereby generally and unconditionally approved;

(b) the total number of Shares which may be purchased by the Company pursuant to the approval in sub-paragraph (a) of this resolution during the Relevant Period shall not exceed 10% of the total number of the issued Shares of the Company (excluding any treasury Shares and any repurchased Shares which are pending cancellation) as at the date of the passing of this resolution and the said approval shall be limited accordingly, provided that if any subsequent consolidation or subdivision of Shares is effected, the maximum number of Shares that may be purchased pursuant to this resolution as a percentage of the total number of Shares (excluding any treasury Shares and any

repurchased Shares which are pending cancellation) at the date immediately before and after such consolidation or subdivision shall be the same and such maximum number of Shares shall be adjusted accordingly; and

(c) for the purposes of this resolution:

"**Relevant Period**" means the period from the date of the passing of this resolution until whichever is the earliest of:

(i) the conclusion of the next annual general meeting of the Company;

(ii) the expiration of the period within which the next annual general meeting of the Company is required by the Bye-laws, the Companies Act 1981 of Bermuda (as amended), or any other applicable law of Bermuda to be held; and

(iii) the date on which the authority set out in this resolution is revoked or varied by the passing of an ordinary resolution of the Shareholders in general meeting."

11. to consider and, if thought fit, pass with or without amendment(s), the following resolution as an ordinary resolution:

"**THAT** conditional upon resolution nos. 9 and 10 set out in the notice convening this meeting of which this resolution forms part being passed, the number of Shares of the Company which are repurchased by the Company after the date of the passing of this resolution (up to a maximum of 10% of the total number of issued Shares of the Company (excluding any treasury Shares and any repurchased Shares which are pending cancellation) as stated in resolution no. 10 set out in the notice convening this meeting of which this resolution forms part) shall be added to the aggregate number of Shares that may be allotted or agreed conditionally or unconditionally to be allotted and issued (including any sale or transfer of treasury Shares) by the Directors under the authority granted pursuant to resolution no. 9 set out in the notice convening this meeting of which this resolution forms part."

12. to consider and, if thought fit, pass with or without amendment(s), the following resolution as a special resolution:

"**THAT**:

(a) the proposed amendments (the "**Proposed Amendments**") to the existing Bye-laws, the details of which are set out in Appendix III to the circular of the Company dated 28 May 2026, be and are hereby approved;

(b) the third amended and restated bye-laws of the Company (the "**Third Amended and Restated Bye-laws**"), which incorporate and consolidate all the Proposed Amendments, a copy of which has been produced to the meeting and marked "A" and initiated by the

chairman of the meeting for the purpose of identification, be and are hereby approved and adopted as the Bye-laws of the Company in substitution for and to the exclusion of the existing Bye-laws of the Company with immediate effect after the conclusion of the Annual General Meeting; and

(c) any Director, company secretary and/or the registered office provider of the Company be and is hereby authorised to do all such acts and things and execute and deliver all such documents and make all such filings and arrangements as he or she shall, in his or her absolute discretion, deem necessary or expedient in connection with the adoption of the Third Amended and Restated Bye-laws by the Company."

For and on behalf of the Board
Hanfort Development Holdings Limited
LIU Jincheng
Chairman and Executive Director

Hong Kong, 28 May 2026

Notes:

(1) Any Shareholder entitled to attend and vote at the Annual General Meeting is entitled to appoint another person as his proxy to attend and vote for him. A proxy need not be a Shareholder. A Shareholder who is a holder of two or more Shares may appoint more than one proxy to attend and vote on the same occasion.

(2) In order to be valid, a form of proxy in the prescribed form 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 authority must be deposited at the Company's Hong Kong branch share registrar, Tricor Investor Services Limited, at 17/F, Far East Finance Centre, 16 Harcourt Road, Hong Kong no later than on Tuesday, 23 June 2026 at 3:00 p.m. (Hong Kong Time). Completion and return of a form of proxy will not preclude a shareholder of the Company from attending in person and voting at the annual general meeting or any adjournment thereof, should he/she/it so wish.

(3) Shareholders are recommended to read the circular of the Company containing information concerning the resolutions proposed in this notice.

(4) The register of members of the Company will be closed from Monday, 22 June 2026 to Thursday, 25 June 2026 (both days inclusive) for the purpose of determining the right to attend and vote at the AGM, during which period no transfer of shares will be registered. The record date for determining the entitlement of the holders of Shares to attend and vote at the AGM will be Thursday, 25 June 2026. In order to be eligible to attend and vote at the forthcoming AGM, all share transfer documents accompanied by the corresponding share certificates must be lodged with the Company's branch share registrar in Hong Kong, Tricor Investor Services Limited at 17/F, Far East Finance Centre, 16 Harcourt Road, Hong Kong, for registration not later than 4:30 p.m. on Thursday, 18 June 2026 (Hong Kong Time).

As at the date of this notice, the Board comprises: (i) Mr. Liu Jincheng as an executive Director; (ii) Mr. Sun Xiongfei as a non-executive Director; and (iii) Mr. Choi Sum Shing Samson, Ms. Jiang Haiyan and Mr. Wu Weifeng as independent non-executive Directors.

* *For identification purposes only*