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Evergrande Property Services Group Limited
恒大物業集團有限公司

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 6666)

NOTICE OF ANNUAL GENERAL MEETING

NOTICE IS HEREBY GIVEN that the annual general meeting (the "**Annual General Meeting**") of Evergrande Property Services Group Limited (the "**Company**") will be held physically at Meeting Room 1, 13th Floor, Guangzhou Evergrande Center, No.78 Huangpu Avenue West, Tianhe District, Guangzhou, Guangdong Province, the PRC, on Tuesday, 30 June 2026 at 9:00 a.m., for the following purposes:

ORDINARY RESOLUTIONS

(1) To receive, consider and adopt the audited consolidated financial statements of the Company and its subsidiaries and the reports of the directors of the Company (the "**Directors**") and the independent auditor of the Company (the "**Auditor**") for the year ended 31 December 2025.

(2) (i) To re-elect Mr. Duan Shengli as an executive Director;

(ii) To re-elect Mr. Sang Quan as a non-executive Director;

(iii) To re-elect Mr. Lin Wuchang as a non-executive Director; and

(iv) To re-elect Mr. Dong Xinyi as an independent non-executive Director.

(3) To authorise the board of Directors (the "**Board**") to fix the remuneration of the Directors.

(4) To re-appoint Prism Hong Kong Limited as the Auditor and authorise the Board to fix the Auditor's remuneration.

By order of the Board
Evergrande Property Services Group Limited
Duan Shengli
Executive Director

Hong Kong, 5 June 2026

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Cricket Square
Hutchins Drive
PO Box 2681
Grand Cayman KY1-1111
Cayman Islands

Head Office and Principal Place of Business in Hong Kong:
Room 2201, 22/F
YF Life Centre
38 Gloucester Road
Wanchai, Hong Kong

Notes:

1. A member entitled to attend and vote at the above meeting may appoint one or, if he holds two or more shares, more proxies to attend and vote instead of him. A proxy needs not be a member of the Company.

2. Where there are joint holders of any share, any one of such joint holder may vote, either in person 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 meeting, the vote of the senior who tenders a vote, whether in person or by proxy, shall be accepted to the exclusion of the votes of the other joint holders, and for this purpose seniority shall be determined by the order in which the names stand in the register of members of the Company in respect of the joint holding.

3. In order to be valid, a form of proxy together with the power of attorney (if any) or other authority (if any) under which it is signed or a certified copy thereof shall 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, Wanchai, Hong Kong, not less than 48 hours before the time appointed for the holding of the meeting or any adjournment thereof (i.e. on or before 9:00 a.m., Sunday, 28 June 2026, Hong Kong time). The form of proxy will be published on the website of the Stock Exchange.

4. Completion and return of the form of proxy will not preclude a member from attending and voting in person at the meeting should he so wishes. In such event, the form of proxy shall be deemed to be revoked.

5. The record date of the Annual General Meeting will be Tuesday, 30 June 2026 and the register of members of the Company will be closed from Thursday, 25 June 2026 to Tuesday, 30 June 2026 (both days inclusive) during which period no transfer of shares will be registered. In order to qualify for the entitlement to attend and vote at the forthcoming Annual General Meeting, all transfers 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, 17th Floor, Hopewell Centre, 183 Queen's Road East, Wanchai, Hong Kong for registration not later than 4:30 p.m. on Wednesday, 24 June 2026 (Hong Kong time).

6. As at the date of this notice, the Board comprises Mr. Duan Shengli, Mr. Han Chao and Mr. Hu Xu as executive Directors; Mr. Sang Quan and Mr. Lin Wuchang as non-executive Directors; and Mr. Peng Liaoyuan, Ms. Wen Yanhong, Mr. Dong Xinyi, Mr. Lam Wai Hon and Mr. Hoong Cheong Thard as independent non-executive Directors.