THIS CIRCULAR IS IMPORTANT AND REQUIRES YOUR IMMEDIATE ATTENTION

If you are in doubt as to any aspect of this circular or the offers referred to herein, you should consult a licensed securities dealer or registered institution in securities, a bank manager, solicitor, professional accountant, or other professional adviser.

If you have sold or transferred all your shares in **Xi'an Kingfar Property Services Co., Ltd.**, you should at once hand this circular with the accompanying form of proxy to the purchaser(s) or the transferee(s) or to the bank, the licensed securities dealer or registered institution in securities or other agent through whom the sale or transfer was effected for transmission to the purchaser(s) or transferee(s).

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Xi'an Kingfar Property Services Co., Ltd.
西安經發物業股份有限公司

(A joint stock company incorporated in the People's Republic of China with limited liability)

(Stock Code: 1354)

(1) PROPOSED DISTRIBUTION OF INTERIM DIVIDEND
AND
(2) NOTICE OF THE EXTRAORDINARY GENERAL MEETING

A notice convening the EGM of Xi'an Kingfar Property Services Co., Ltd. to be held on Tuesday, 3 November 2026 at 10:00 a.m. at Room 10701, Unit 1, Building 3, Xi'an Financial Innovation Center, No. 51 Fengcheng Second Road, Economic and Technological Development Zone, Xi'an, Shaanxi, PRC is set out on pages 9 to 10 to this circular. The form of proxy for use at the EGM are also enclosed herein. Such form of proxy is also published on the websites of the Stock Exchange (www.hkexnews.hk) and the Company (www.xajfwy.com).

Shareholders who intend to appoint a proxy to attend the EGM shall complete and return the enclosed form of proxy in accordance with the instructions printed thereon to the H share registrar of the Company, Computershare Hong Kong Investor Services Limited, 17M Floor, Hopewell Centre, 183 Queen's Road East, Wan Chai, Hong Kong, not less than 24 hours before the time fixed for holding the EGM or any adjourned meeting thereof (as the case may be). Completion and return of the form of proxy will not preclude Shareholders from attending and voting in person at the EGM or any adjourned meeting thereof if they so wish, and in such event, the relevant form of proxy shall be deemed to be revoked.

14 October 2026

CONTENTS

Page

DEFINITIONS 1

LETTER FROM THE BOARD 3

NOTICE OF THE EXTRAORDINARY GENERAL MEETING 9

In this circular, the following expressions shall have the following meanings unless the context requires otherwise:

"Board"	board of Directors
"China" or the "PRC"	the People's Republic of China, but for the purpose of this circular and for geographical reference only and except where the context otherwise requires, references in this circular to "China" and the "PRC" do not include Hong Kong, the Macau Special Administrative Region and Taiwan of the PRC
"Company"	Xi'an Kingfar Property Services Co., Ltd., a joint stock company incorporated in the People's Republic of China with limited liability and the H Shares of which are listed on the Main Board of the Stock Exchange
"Director(s)"	director(s) of the Company
"Domestic Share(s)"	ordinary shares in the share capital of the Company with a nominal value of RMB1.00 each, which are subscribed for and paid up in Renminbi
"Domestic Shareholder(s)"	the holder(s) of Domestic Share(s)
"EGM"	the extraordinary general meeting of the Company to be held on Tuesday, 3 November 2026 at 10:00 a.m. at Room 10701, Unit 1, Building 3, Xi'an Financial Innovation Center, No. 51 Fengcheng Second Road, Economic and Technological Development Zone, Xi'an, Shaanxi, PRC to consider and, if appropriate, to approve the resolution contained in the notice of the meeting which is set out on pages 9 to 10 of this circular, or any adjournment thereof
"Group"	the Company and its subsidiaries
"H Share(s)"	overseas listed foreign shares in the ordinary share capital of the Company with a nominal value of RMB1.00 each, which are subscribed for and traded in Hong Kong dollars and listed on the Main Board of the Stock Exchange
"H Shareholder(s)"	the holder(s) of H Share(s)
"Hong Kong"	the Hong Kong Special Administrative Region of the PRC

"Hong Kong dollars" or "HK$"	Hong Kong dollars, the lawful currency of Hong Kong
"Interim Dividend"	the interim dividend of RMB0.20 per Share (tax inclusive) for the six months ended 30 June 2026
"Latest Practicable Date"	14 October 2026, being the latest practicable date prior to the printing of this circular for ascertaining certain information contained herein
"Listing Rules"	the Rules Governing the Listing of Securities on the Stock Exchange
"RMB" or "Renminbi"	Renminbi, the lawful currency of the PRC
"Share(s)"	ordinary shares in the share capital of the Company with a nominal value of RMB1.00 each, comprising Domestic Shares and H Shares
"Shareholder(s)"	holder(s) of Share(s)
"Stock Exchange"	The Stock Exchange of Hong Kong Limited
"treasury shares"	has the meaning as ascribed to it under the Listing Rules
"%"	per cent

In this circular, terms such as "subsidiary(ies)" shall have the meanings given to such terms in the Listing Rules, unless the context otherwise requires.

The English names of Chinese entities included in this circular are unofficial translations of their Chinese names and are included for identification purposes only.

Xi'an Kingfar Property Services Co., Ltd.
西安經發物業股份有限公司

(A joint stock company incorporated in the People's Republic of China with limited liability)

(Stock Code: 1354)

Executive Directors:
Mr. Wu Suozheng *(Chairman)*
Mr. Sun Qi
Mr. Cheng Hongrang

Non-executive Directors:
Mr. Zhao Junping
Mr. Yang Gang
Ms. Li Lingxiao

Independent Non-executive Directors:
Mr. Lam Siu Wing
Dr. Jiang Li
Mr. Cao Yang

Headquarters and Registered Office in the PRC:
Room 10701, Unit 1, Building 3
Xi'an Financial Innovation Center
No. 51 Fengcheng Second Road
Economic and Technological
Development Zone
Xi'an, Shaanxi
PRC

Principal Place of Business in Hong Kong:
31/F, Tower Two
Times Square
1 Matheson Street
Causeway Bay
Hong Kong

14 October 2026

To the Shareholders,

Dear Sir or Madam,

(1) PROPOSED DISTRIBUTION OF INTERIM DIVIDEND AND (2) NOTICE OF THE EXTRAORDINARY GENERAL MEETING

1. INTRODUCTION

The purpose of this circular is to provide you with further information in relation to the ordinary resolution to be proposed to seek approval of the Shareholders at the EGM for the proposed distribution of interim dividend by the Company.

2. PROPOSED DISTRIBUTION OF INTERIM DIVIDEND

Reference is made to the interim results announcement of the Company for the six months ended 30 June 2026 dated 20 August 2026. A meeting of the Board was held on 20 August 2026, at which the 2026 interim profit distribution proposal was passed. The specific proposal is as follows:

The Board proposes to distribute a cash dividend of RMB0.20 per Share (tax inclusive) to all Shareholders based on the total share capital of the Company (excluding treasury shares) as at the date (the "**Record Date**", i.e., Wednesday, 11 November 2026) for determining the list of Shareholders entitled to the Interim Dividend.

Based on the total share capital of 66,666,800 Shares (comprising 50,000,000 Domestic Shares and 16,666,800 H Shares) as at the Latest Practicable Date, it is expected that the total cash dividends to be distributed will be approximately RMB13,333,360 (tax inclusive), of which RMB10,000,000 shall be distributed to the Domestic Shareholders and RMB3,333,360 shall be distributed to the H Shareholders in aggregate. During the period from the Latest Practicable Date to the Record Date, if the total share capital of the Company changes due to the issuance of new Shares, share repurchase or for other reasons, the Company intends to maintain the same distribution ratio per Share and will adjust the total amount of cash dividends to be distributed accordingly.

The Interim Dividend will be denominated and declared in RMB. Payment shall be made in RMB to Shareholders of the Domestic Shares, and Hong Kong dollars to H Shareholders. The amount of the dividends payable in Hong Kong dollars shall be calculated based on the average central parity rate of RMB to Hong Kong dollars as announced by the People's Bank of China for the calendar week prior to the date of the EGM (excluding such date).

The Interim Dividend is expected to be paid on Friday, 18 December 2026 to the Shareholders whose names appear on the Company's register of members on the Record Date. Treasury shares (if any) held by the Company are not entitled to the Interim Dividend.

The resolution in relation to the proposed distribution of the Interim Dividend will be put forward at the EGM as an ordinary resolution for consideration and, if thought fit, approval by the Shareholders.

Tax Arrangement

In accordance with the relevant regulations such as the Enterprise Income Tax Law of the PRC (《中華人民共和國企業所得税法》), Implementation Rules of Enterprise Income Tax Law of the PRC (《中華人民共和國企業所得税法實施條例》) as well as the Notice of the State Administration of Taxation on the Issues Concerning Withholding and Payment of the Enterprises Income Tax on the Dividends Paid by Chinese Resident Enterprises to H Share Holders who are Overseas Non-resident Enterprises (Guo Shui Han [2008] No. 897) (《國家税務總局關於中國居民企業向境外H股非居民企業股東派發股息代扣代繳企業所得税有關問題的通知》(國税函 [2008] 897號)) issued by the State Administration of Taxation of the PRC, the Company is obliged to withhold and pay enterprise income tax at a rate of 10% when distributing the interim dividend to non-resident enterprise Shareholders (i.e. any Shareholders who hold H Shares in the name of non-individual H Shareholders, including but not limited to HKSCC Nominees Limited, other nominees, trustees, or H Shareholders registered in the name of other organizations and groups) whose names appear on the register of members of H Shares of the Company.

In accordance with the relevant regulations such as the Individual Income Tax Law of the PRC (《中華人民共和國個人所得税法》) and Notice of the State Administration of Taxation on the Matters Concerning the Levy and Administration of Individual Income Tax After the Repeal of Guo Shui Fa [1993] No. 045 (Guo Shui Han [2011] No. 348) (《國家税務總局關於國税發[1993] 045號文件廢止後有關個人所得税徵管問題的通知》(國税函 [2011] 348 號)) (the "**No. 348 Circular**") issued by the State Administration of Taxation of the PRC, the Company is obliged to withhold and pay individual income tax when distributing the interim dividend to non-resident individuals whose names appear on the register of members of H Shares. Non-resident individual H Shareholders are entitled to relevant tax preference in accordance with the tax treaties signed between the countries in which they are residents and the PRC as well as the requirements of the taxation arrangements between mainland China and Hong Kong (or Macau). Pursuant to the No. 348 Circular, individual income tax at a tax rate of 10% may in general be withheld in respect of the dividend or bonus income to be distributed by the PRC non-foreign-invested enterprises whose shares have been issued in Hong Kong to the overseas resident individual shareholders, without any application for preferential tax treatments. However, the tax rate for each overseas resident individual shareholder may vary depending on the relevant tax agreements between the countries of its domicile and the PRC.

If the individual H Shareholders are Hong Kong or Macau residents or residents of other countries or regions that have a tax rate of 10% under the tax treaties with the PRC, the Company will withhold and pay individual income tax at the rate of 10% on behalf of such H Shareholders.

If the individual H Shareholders are residents of countries or regions that have a tax rate lower than 10% under the tax treaties with the PRC, the Company will withhold and pay individual income tax at the rate of 10% on behalf of such H Shareholders. If such H Shareholders wish to claim refund of the amount in excess of the individual income tax

payable under the relevant tax treaties, the Company may apply, on behalf of such H Shareholders and according to the relevant tax treaties, for the relevant agreed preferential tax treatment, provided that the relevant H Shareholders submit the relevant documents and information required by the Administrative Measures on Enjoying Treatment under Tax Treaties by Nonresident Taxpayers (State Administration of Taxation Announcement 2019, No. 35) (《非居民納税人享受協定待遇管理辦法》(國家税務總局公告2019年第35號)) and the provisions of the relevant tax treaties in a timely manner. The Company will assist with the tax refund of additional amount of tax withheld and paid subject to the approval of the competent tax authorities.

If the individual H Shareholders are residents of countries or regions that have a tax rate higher than 10% but lower than 20% under the tax treaties with the PRC, the Company will withhold and pay individual income tax at the applicable tax rates stated in such tax treaties on behalf of such H Shareholders.

If the individual H Shareholders are residents of countries or regions that have a tax rate of 20% under the tax treaties with the PRC or have not entered into any tax treaties with the PRC, or otherwise, the Company will withhold and pay individual income tax at the rate of 20% on behalf of such H Shareholders.

The Company assumes no responsibility and disclaims all liabilities whatsoever in relation to the tax status or tax treatment of the H Shareholders and for any claims arising from any delay in or inaccurate determination of the tax status or tax treatment of the H Shareholders or any disputes over the withholding mechanism or arrangements.

H Shareholders are advised to consult their tax consultants regarding the tax impacts in the PRC, Hong Kong and other countries (regions) for holding and selling the Shares.

3. EGM AND PROXY ARRANGEMENT

The proxy form of the EGM is enclosed herewith.

If you intend to appoint a proxy to attend the EGM, you are required to complete and return the accompanying proxy form in accordance with the instructions printed thereon by personal delivery or by post not less than 24 hours before the time fixed for holding the EGM or any adjourned meeting thereof. H Shareholders are required to return the proxy form to the Company's H share registrar, Computershare Hong Kong Investor Services Limited, 17M Floor, Hopewell Centre, 183 Queen's Road East, Wan Chai, Hong Kong and the Domestic Shareholders are required to return the proxy form to the Company's principal place of business in the PRC at Room 10701, Unit 1, Building 3, Xi'an Financial Innovation Center, No. 51 Fengcheng Second Road, Economic and Technological Development Zone, Xi'an, Shaanxi, PRC. Completion and return of the proxy form will not preclude you from attending and voting in person at the EGM or at any adjourned meeting should you so wish, and in such event the form of proxy shall be deemed to be revoked.

4. CLOSURE OF REGISTER OF MEMBERS

EGM

For the purpose of determining the Shareholders' eligibility to attend and vote at the EGM (and any adjourned meeting thereof), the register of members of the Company will be closed from Thursday, 29 October 2026 to Tuesday, 3 November 2026, both days inclusive, during which period no transfer of Shares will be registered. In order for the H Shareholders to qualify for attending and voting at the EGM, all properly completed share transfer forms together with the relevant H Share certificates shall be lodged with the Company's H share registrar, Computershare Hong Kong Investor Services Limited, Shops 1712–1716, 17th Floor, Hopewell Centre, 183 Queen's Road East, Wan Chai, Hong Kong for registration not later than 4:30 p.m. on Wednesday, 28 October 2026. Shareholders whose names appear on the register of members of the Company on Tuesday, 3 November 2026, being the record date for the EGM, are entitled to attend and vote at the EGM.

Interim Dividend

For the purpose of determining the Shareholders' eligibility to receive the Interim Dividend, the register of members of the Company will be closed on Wednesday, 11 November 2026 (being the Record Date), during which period no transfer of Shares will be registered. In order for the H Shareholders to qualify for receiving the Interim Dividend, all properly completed share transfer forms together with the relevant H Share certificates shall be lodged with the Company's H share registrar, Computershare Hong Kong Investor Services Limited, Shops 1712–1716, 17th Floor, Hopewell Centre, 183 Queen's Road East, Wan Chai, Hong Kong for registration not later than 4:30 p.m. on Tuesday, 10 November 2026. Shareholders whose names appear on the register of members of the Company on Wednesday, 11 November 2026 (being the Record Date) are entitled to receive the Interim Dividend.

5. VOTING BY POLL

In accordance with Rule 13.39(4) of the Listing Rules, any vote of Shareholders at the EGM must be taken by poll except where the chairman of the general meeting, in good faith, decides to allow a resolution which relates purely to a procedural or administrative matter to be voted on by a show of hands. The Company shall publish the poll results announcement in the manner prescribed under Rule 13.39(5) of the Listing Rules.

None of the Shareholders are required to abstain from voting on the proposed resolution at the EGM.

6. RECOMMENDATION

The Board (including independent non-executive Directors) considers that the resolution proposed at the EGM is fair and reasonable and in the best interests of the Company and the Shareholders as a whole. Accordingly, the Board recommends the Shareholders to vote in favor of the proposed resolution at the EGM.

7. FURTHER INFORMATION

Your attention is drawn to other parts of this circular, which contain further information on the Group and other information required to be disclosed under the Listing Rules.

By order of the Board
Xi'an Kingfar Property Services Co., Ltd.
Mr. Wu Suozheng
Chairman of the Board and Executive Director

Xi'an Kingfar Property Services Co., Ltd.
西安經發物業股份有限公司

(A joint stock company incorporated in the People's Republic of China with limited liability)

(Stock Code: 1354)

NOTICE OF THE EXTRAORDINARY GENERAL MEETING

NOTICE IS HEREBY GIVEN THAT the extraordinary general meeting (the "**EGM**") of Xi'an Kingfar Property Services Co., Ltd. (the "**Company**") will be held on Tuesday, 3 November 2026 at 10:00 a.m. at Room 10701, Unit 1, Building 3, Xi'an Financial Innovation Center, No. 51 Fengcheng Second Road, Economic and Technological Development Zone, Xi'an, Shaanxi, PRC for the purposes of considering and, if thought fit, approving the following resolution. In this notice, unless the context otherwise requires, terms used herein shall have the same meanings as defined in the Company's circular dated 14 October 2026 (the "**Circular**").

ORDINARY RESOLUTION

1. To consider and, if thought fit, approve the interim profit distribution proposal of the Company for the six months ended 30 June 2026, i.e. the distribution of Interim Dividend of RMB0.20 per share (tax inclusive).

By order of the Board
Xi'an Kingfar Property Services Co., Ltd.
Mr. Wu Suozheng
Chairman of the Board and Executive Director

Hong Kong, 14 October 2026

As at the date of this notice, the Board comprises: (i) Mr. Wu Suozheng, Mr. Sun Qi and Mr. Cheng Hongrang as executive Directors; (ii) Mr. Zhao Junping, Mr. Yang Gang and Ms. Li Lingxiao as non-executive Directors; and (iii) Mr. Lam Siu Wing, Dr. Jiang Li and Mr. Cao Yang as independent non-executive Directors.

Notes:

1. All resolution(s) at the EGM will be taken by poll (except where the chairman decides to allow a resolution relating to a procedural or administrative matter to be voted on by a show of hands) pursuant to the Listing Rules. The results of the poll will be published on the websites of the Company at www.xajfwy.com and the Stock Exchange at www.hkexnews.hk after the EGM.

2. Any Shareholder entitled to attend and vote at the EGM convened by the above notice is entitled to appoint one or more proxies to attend and vote instead of him/her. A proxy needs not be a Shareholder. If more than one proxy is appointed, the number of Shares in respect of which each such proxy so appointed must be specified in the relevant proxy form. Every Shareholder presents in person or by proxy shall be entitled to one vote for each Share held by him/her.

3. In order to be valid, the instrument appointing a 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 of attorney or authority, must be completed and returned to the Company's H share registrar, Computershare Hong Kong Investor Services Limited, 17M Floor, Hopewell Centre, 183 Queen's Road East, Wan Chai, Hong Kong (for H Shareholders), or to the office of the Company in the PRC at Room 10701, Unit 1, Building 3, Xi'an Financial Innovation Center, No. 51 Fengcheng Second Road, Economic and Technological Development Zone, Xi'an, Shaanxi, PRC (for Domestic Shareholders), at least 24 hours before the EGM (i.e. before Monday, 2 November 2026 at 10:00 a.m.) or any adjourned meeting thereof. Completion and return of the form of proxy will not preclude a Shareholder from attending and voting at the EGM or any adjourned meeting thereof should he/she so wish.

4. For the purpose of determining the Shareholders' eligibility to attend and vote at the EGM (and any adjourned meeting thereof), the Company's H share registrar will be closed from Thursday, 29 October 2026 to Tuesday, 3 November 2026, both days inclusive, during which period no transfer of H Shares will be registered. In order to be eligible to attend and vote at the EGM, unregistered holders of the H Shares shall ensure all transfer documents accompanied by the relevant share certificates must be lodged with the Company's H share registrar, Computershare Hong Kong Investor Services Limited, Shops 1712–1716, 17th Floor, Hopewell Centre, 183 Queen's Road East, Wan Chai, Hong Kong not later than 4:30 p.m. on Wednesday, 28 October 2026 for registration. Shareholders whose names appear on the register of members of the Company on Tuesday, 3 November 2026, being the record date for the EGM, are entitled to attend and vote at the EGM.

5. The necessary expenses required for the general meetings convened by the Shareholders shall be borne by the Company.

6. An individual shareholder attending the EGM in person shall present his/her identification card or other document or certification of identification. A proxy attending the EGM on behalf of a shareholder shall present his/her identification card and the power of attorney signed by the appointer or his/her representative with the issue date. A corporate shareholder shall attend the EGM by its legal representative or his/her nominee or the person authorised by the Board of Directors or other decision-making body. A legal representative attending the EGM shall present his/her identification card and document which can certify his/her capacity as a legal representative. The legal representative or the person authorised by the Board of Directors or other decision-making body attending the EGM shall present his/her identification card and the power of attorney signed by the legal representative.

7. Contact information of the EGM:

   The Office of the Board of Xi'an Kingfar Property Services Co., Ltd.
   Address: Room 10701, Unit 1, Building 3, Xi'an Financial Innovation Center, No. 51 Fengcheng Second Road, Economic and Technological Development Zone, Xi'an, Shaanxi, PRC
   Postal code: 710016
   Phone: 029-86689912
   Email: JF-IPO@xajfwy.cn

8. Further details of the resolution are set out in the circular of the Company dated 14 October 2026. Unless otherwise indicated, capitalised terms used in this notice shall have the same meanings as those defined in the circular.

9. References to dates and time in this notice are to Hong Kong dates and time.