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Cash Dividend Announcement for Equity Issuer

Issuer name	Xi'an Kingfar Property Services Co., Ltd.
Stock code	01354
Multi-counter stock code and currency	Not applicable
Other related stock code(s) and name(s)	Not applicable
Title of announcement	INTERIM DIVIDEND FOR THE SIX MONTHS ENDED 30 JUNE 2026
Announcement date	03 November 2026
Status	Update to previous announcement
Reason for the update / change	Update on amount of dividend and exchange rate

Information relating to the dividend

Dividend type	Interim (Semi-annual)
Dividend nature	Ordinary
For the financial year end	31 December 2026
Reporting period end for the dividend declared	30 June 2026
Dividend declared	RMB 0.2 per share
Date of shareholders' approval	03 November 2026

Information relating to Hong Kong share register

Default currency and amount in which the dividend will be paid	HKD 0.2336 per share
Exchange rate	RMB 1 : HKD 1.168
Ex-dividend date	09 November 2026
Latest time to lodge transfer documents for registration with share registrar for determining entitlement to the dividend	10 November 2026 16:30
Book close period	From 11 November 2026 to 11 November 2026
Record date	11 November 2026
Payment date	18 December 2026
Share registrar and its address	Computershare Hong Kong Investor Services Limited Shops 1712-1716 17th Floor, Hopewell Centre 183 Queen’s Road East Wan Chai Hong Kong

Information relating to withholding tax

Details of withholding tax applied to the dividend declared

Details of withholding tax (including type of shareholders and applicable tax rate) applied to the dividends declared are set out in the table below.

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.

Type of shareholders	Tax rate	Other relevant information (if any)
Individual - non-resident i.e. registered address outside PRC	10%	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.
Individual - non-resident i.e. registered address outside PRC	10%	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 relevant regulation 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.
Individual - non-resident i.e. registered address outside PRC	20%	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.

	Enterprise - non-resident i.e. registered address outside PRC	10%	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.

Information relating to listed warrants / convertible securities issued by the issuer	
Details of listed warrants / convertible securities issued by the issuer	Not applicable

Other information	
Other information	Not applicable

Directors of the issuer

As of the date of this announcement, 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.