THIS CIRCULAR IS IMPORTANT AND REQUIRES YOUR IMMEDIATE ATTENTION

If you are in any doubt as to any aspect of this circular or as to what action to take in relation to this circular, you should consult your stockbroker or other registered dealer in securities, bank manager, solicitor, professional public accountant or other professional adviser.

If you have sold or transferred all your shares in A-Living Smart City Services Co., Ltd., you should at once hand this circular, together with the enclosed proxy form, to the purchaser(s) or transferee(s) or to the bank, stockbroker or other agent through whom the sale or transfer was effected for transmission to the purchaser(s) or transferee(s).

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A-LIVING SMART CITY SERVICES CO., LTD.*

雅生活智慧城市服務股份有限公司

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

(Stock Code: 3319)

(1) PROPOSED DISTRIBUTION OF 2026 INTERIM DIVIDEND AND (2) NOTICE OF THE 2026 FIRST EXTRAORDINARY SHAREHOLDERS' MEETING

Capitalized terms used in this cover page have the same meanings as those defined in the section headed "Definitions" in this circular.

A notice convening the ESM of A-Living Smart City Services Co., Ltd.* to be held at Room 4, 10/F., United Conference Centre, United Centre, 95 Queensway, Admiralty, Hong Kong on Wednesday, 25 November 2026 at 3:00 p.m. is set out on pages 9 to 10 of this circular. A proxy form for use at the ESM is enclosed with this circular. Such proxy form is also published on the websites of the Hong Kong Stock Exchange (http://www.hkexnews.hk) and the Company (http://www.agileliving.com.cn).

Shareholders who intend to appoint a proxy to attend the ESM shall complete and return the enclosed proxy form in accordance with the instructions printed thereon not less than 24 hours before the time fixed for holding the ESM or any adjournment thereof (as the case may be). Completion and return of the proxy form will not preclude Shareholders from attending and voting in person at the ESM or any adjourned meeting thereof if they so wish.

* *For identification purposes only*

6 November 2026

CONTENTS

Page

DEFINITIONS 1

LETTER FROM THE BOARD 3

1. Introduction 3
2. Proposed Distribution of 2026 Interim Dividend 4
3. ESM and Proxy Arrangement 6
4. Voting by Poll 7
5. Recommendation 8

NOTICE OF ESM 9

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

"Articles of Association"	the articles of association of the Company currently in force
"Board"	the board of Directors
"China" or "PRC"	the People's Republic of China, but for the purpose of this circular and for geographical reference only and except where the context requires, references in this circular to "China" and the "PRC" do not include Hong Kong, the Macau Special Administrative Region of the PRC and Taiwan
"Company"	雅生活智慧城市服務股份有限公司 (A-Living Smart City Services Co., Ltd.*), a joint stock company incorporated in the PRC with limited liability, the H Shares of which are listed on the Main Board of the Hong Kong Stock Exchange
"Director(s)"	the director(s) of the Company
"Domestic Shares"	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
"ESM"	the forthcoming 2026 first extraordinary shareholders' meeting of the Company to be convened and held at Room 4, 10/F., United Conference Centre, United Centre, 95 Queensway, Admiralty, Hong Kong on Wednesday, 25 November 2026 at 3:00 p.m. 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
"H Shareholders"	holders of the H Shares
"H Shares"	overseas listed 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 Hong Kong Stock Exchange
"HK$" or "Hong Kong dollars"	Hong Kong dollars, the lawful currency of Hong Kong
"Hong Kong"	the Hong Kong Special Administrative Region of the PRC
"Hong Kong Stock Exchange"	The Stock Exchange of Hong Kong Limited

"Interim Dividend"	the distribution of an interim dividend of RMB0.05 per share (before tax) for the six months ended 30 June 2026
"Listing Rules"	the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited, as amended, supplemented or otherwise modified from time to time
"Main Board"	has the meaning ascribed to it under the Listing Rules
"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 the Domestic Shares and the H Shares
"Shareholder(s)"	holder(s) of Share(s)
"Treasury Shares"	has the meaning as ascribed to it under the Listing Rules
"%"	per cent.

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Executive Directors:
Mr. Wang Haiyang *(Chairman)*
Mr. Li Dalong *(President (General Manager) and Chief Executive Officer)*
Mr. Chen Siyang *(Vice President)*

Employee Representative Director:
Ms. Zhao Yu *(Vice President)*

Independent Non-executive Directors:
Mr. Wang Gonghu
Mr. Weng Guoqiang
Mr. Li Jiahe

Registered Office in the PRC:
Management Building, Xingye Road
Agile Garden, Sanxiang Town
Zhongshan
Guangdong Province, PRC

Principal Place of Office in the PRC:
35/F, Agile Center
26 Huaxia Road
Zhujiang New Town
Tianhe District, Guangzhou
Guangdong Province, PRC

Principal Place of Business in Hong Kong:
17/F, Far East Finance Centre
16 Harcourt Road
Hong Kong

6 November 2026

To the Shareholders

Dear Sir or Madam,

(1) PROPOSED DISTRIBUTION OF 2026 INTERIM DIVIDEND AND (2) NOTICE OF THE 2026 FIRST EXTRAORDINARY SHAREHOLDERS' MEETING

1. INTRODUCTION

The purpose of this circular is to provide you with the notice of the ESM and the information reasonably necessary to enable you to make an informed decision on whether to vote for or against the proposed resolution at the ESM.

2. PROPOSED DISTRIBUTION OF 2026 INTERIM DIVIDEND

To consider and approve the proposed 2026 interim dividend

The Board proposed the Interim Dividend, and the amount of which will be subject to the approval of the Shareholders at the ESM. Interim Dividend payable to the holders of domestic shares of the Company will be paid in Renminbi, whereas Interim Dividend payable to the holders of H Shares will be declared in Renminbi and paid in Hong Kong dollars (except for the holders of H Shares who became Shareholders through the Inter-connected Mechanism for Trading on the Shanghai and Hong Kong Stock Markets and the Inter-connected Mechanism for Trading on the Shenzhen and Hong Kong Stock Markets, whose Interim Dividend will be paid in Renminbi), the exchange rate of which will be calculated based on the average exchange rate of RMB against Hong Kong dollars published by The People's Bank of China five business days prior to the ESM. Subject to the approval of the Shareholders at the ESM, the Interim Dividend will be paid on or about Thursday, 14 January 2027. None of the Shareholders has waived or agreed to waive any dividend. No Treasury Shares of the Company would be entitled to receive the Interim Dividend.

Upon obtaining approval of the Shareholders at the ESM, the Interim Dividend will be payable to the Shareholders whose names appear on the register of members of the Company as at the close of business on Friday, 4 December 2026. For the purpose of determining the entitlement of the holders of H Shares to the Interim Dividend, the H Share register of members of the Company will be closed from Tuesday, 1 December 2026 to Friday, 4 December 2026, both days inclusive, during which period no transfer of H Shares will be registered. The record date for determining the entitlement of holders of H Shares to the Interim Dividend is Friday, 4 December 2026. In order for holders of H Shares to qualify for the Interim Dividend, all properly completed share transfer forms together with the relevant share certificates must be lodged with the Company's H Share Registrar in Hong Kong, Tricor Investor Services Limited, at 17/F, Far East Finance Centre, 16 Harcourt Road, Hong Kong for registration no later than 4:30 p.m. on Monday, 30 November 2026.

According to the Enterprise Income Tax Law of the People's Republic of China (《中華人民共和國企業所得税法》) which came into effect on 1 January 2008, and was amended on 24 February 2017 and 29 December 2018, the Provision for Implementation of Enterprise Income Tax Law of the People's Republic of China (《中華人民共和國企業所得税法實施條例》) as amended by the State Council on 6 December 2024 and effective as of 20 January 2025, and the Notice on the Issues Concerning Withholding the Enterprise Income Tax on the Dividends Paid by Chinese Resident Enterprise to H Shareholders which are Overseas Non-resident Enterprises (Guo Shui Han [2008] No. 897) (《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)), which was promulgated by the State Administration of Taxation and came into effect on 6 November 2008, etc., where a PRC domestic enterprise distributes dividends for 2008 and subsequent years to H Shareholders which are overseas non-resident enterprises (Please refer to the Enterprise Income Tax Law of the People's Republic of China (《中華人民共和國企業所得税法》) for the definition of

non-resident enterprises), it is required to withhold 10% enterprise income tax for such non-resident enterprise shareholders. Therefore, as a PRC domestic enterprise, the Company will, after withholding 10% of the Interim Dividend as enterprise income tax, distribute the Interim Dividend to non-resident enterprise Shareholders whose names appear on the H Shares register of members of the Company, i.e. including but not limited to HKSCC Nominees Limited, other nominees, trustees, or holders of H Shares registered in the name of other organizations and groups. After receiving dividends, the non-resident enterprise Shareholders may apply to the relevant tax authorities for enjoying treatment of taxation treaties (arrangement) in person or by proxy or by the Company, and provide information to prove that it is an actual beneficiary under the requirements of such taxation treaties (arrangement). After the tax authorities have verified that there is no error, it shall refund tax difference between the amount of tax levied and the amount of tax payable calculated at the tax rate under the requirements of the relevant taxation treaties (arrangement).

In accordance with the Announcement on Matters Concerning the Individual Income Tax Policy for Dividends and Bonuses of Foreign Individuals (Announcement [2026] No. 27 of the Ministry of Finance and the State Taxation Administration), which became effective on 1 September 2026 and concurrently repealed Item (8) of Article 2 of the Circular on Certain Issues Concerning Individual Income Tax Policies (Cai Shui Zi [1994] No. 020), dividends and bonuses obtained by foreign individuals from foreign-invested enterprises shall be subject to individual income tax under the category of "interest, dividends and bonuses" at a rate of 20%. The foreign-invested enterprise shall withhold and pay the tax when distributing dividends or bonuses to foreign individuals, and declare and pay such tax within 15 days after the month in which the income is paid. Where the enterprise fails to withhold the tax, the foreign individual who receives the dividends or bonuses shall pay the tax before 30 June of the year following the year in which the income is obtained (or by the deadline specified in any tax authority notice requiring payment within a prescribed period).

The Company is a foreign-invested enterprise. Accordingly, for dividends distributed on or after 1 September 2026, the Company shall withhold and pay PRC individual income tax at the rate of 20% in respect of dividends and bonuses payable to overseas individual shareholders whose names appear on the Company's H Share register (except where reduced or exempted treatment is available under applicable bilateral tax treaties or arrangements). In relation to the proposed distribution of 2026 interim dividend, the Company shall perform the aforementioned withholding and tax payment obligations in accordance with law.

Interim Dividend for Investors of Southbound Trading

For investors (including enterprises and individuals) investing in the H Shares listed on the Hong Kong Stock Exchange through Shanghai Stock Exchange and Shenzhen Stock Exchange (collectively the "**Southbound Trading**"), the Company has entered into the Agreement on Distribution of Cash Dividends of H shares for Southbound Trading with China Securities Depository and Clearing Corporation Limited, pursuant to which, the Shanghai Branch of China Securities Depository and Clearing Corporation Limited or

the Shenzhen Branch of China Securities Depository and Clearing Corporation Limited, as the nominees of the investors for Southbound Trading, will receive the cash dividends distributed by the Company and distribute the cash dividends to the relevant investors of Southbound Trading through its depository and clearing system. The cash dividends of the investors of Southbound Trading will be distributed in Renminbi.

According to the provisions of the Notice on the Relevant Tax Policies Concerning the Pilot Program of an Interconnected Mechanism for Trading on the Shanghai and Hong Kong Stock Connect (Cai Shui [2014] No. 81) (《關於滬港股票市場交易互聯互通機制試點有關税收政策的通知》(財税[2014]81號)) and the Notice on the Relevant Tax Policies Concerning the Pilot Program of an Inter-connected Mechanism for Trading on the Shenzhen and Hong Kong Stock Markets (Cai Shui [2016] No. 127) (《關於深港股票市場交易互聯互通機制試點有關税收政策的通知》(財税[2016]127號)), the income tax implications on dividends and bonuses received by Mainland individual investors, Mainland securities investment funds and Mainland enterprise investors are as follows:

(i) for Mainland individual investors, H share companies shall withhold the individual income tax for these investors at the tax rate of 20% on dividends and bonuses received by them from investing in H shares listed on the Hong Kong Stock Exchange via Southbound Trading;

(ii) for dividends and bonuses received by Mainland securities investment funds from investing in shares listed on the Hong Kong Stock Exchange via Southbound Trading, the individual income tax shall be levied in accordance with the above provisions; and

(iii) for dividends and bonuses received by Mainland enterprise investors from investing in shares listed on the Hong Kong Stock Exchange via Southbound Trading, the income tax on the Mainland enterprises shall not be withheld by the H share companies. The tax payable shall be declared and paid by the enterprises. For dividends and bonuses received by the Mainland resident enterprises after holding the H shares for 12 months continuously, the enterprise income tax will be exempted according to laws.

The record date and the date of distribution of cash dividends and other time arrangements for the investors of Southbound Trading will be the same as those for the holders of H Shares.

The Interim Dividend was considered and approved by the Board on 27 August 2026 and will be submitted, by way of an ordinary resolution, for the Shareholders' consideration and approval at the ESM.

3. ESM AND PROXY ARRANGEMENT

A notice of the ESM is set out on pages 9 to 10 of this circular. The ESM will be convened and held at Room 4, 10/F., United Conference Centre, United Centre, 95 Queensway, Admiralty, Hong Kong on Wednesday, 25 November 2026 at 3:00 p.m. to consider and, if

appropriate, to approve the ordinary resolution contained in the notice of the meeting by the Shareholders who are entitled to vote and not required to be abstained from voting under the Listing Rules.

For the purpose of determining the eligibility of the Shareholders to attend and vote at the ESM, the register of members of the Company will be closed from Friday, 20 November 2026 to Wednesday, 25 November 2026, both days inclusive, during which period no transfer of the H Shares will be registered. The record date for the purpose of determining the eligibility of the Shareholders to attend and vote at the ESM will be Wednesday, 25 November 2026. In order to qualify for attending and voting at ESM, holders of the H Shares whose transfer documents have not been registered are required to deposit all properly completed share transfer forms together with the relevant share certificates to the Company's H Share registrar in Hong Kong, Tricor Investor Services Limited, at 17/F, Far East Finance Centre, 16 Harcourt Road, Hong Kong for registration no later than 4:30 p.m. on Thursday, 19 November 2026.

The proxy form of the ESM is also enclosed in this circular.

If you intend to appoint a proxy to attend the ESM, you are required to complete the accompanying proxy form in accordance with the instructions printed thereon and return it by personal delivery or by post not less than 24 hours before the time fixed for holding the ESM or any adjourned meeting thereof. For holders of the H Shares, the proxy form should be returned to the Company's H Share Registrar, Tricor Investor Services Limited, at 17/F, Far East Finance Centre, 16 Harcourt Road, Hong Kong. For holders of the Domestic Shares, the proxy form should be returned to the Company's principal place of office in the PRC at 35th Floor, Agile Center, 26 Huaxia Road, Zhujiang New Town, Tianhe District, Guangzhou, Guangdong Province, PRC. Completion and return of the proxy form will not preclude you from attending and voting in person at the ESM or at any other adjourned meeting should you so wish.

4. VOTING BY POLL

According to Rule 13.39(4) of the Listing Rules, any vote of Shareholders at a shareholders' meeting must be taken by poll. Accordingly, the chairman of the ESM will exercise his power under the Articles of Association to demand a poll in relation to the proposed resolution at the ESM.

To the best of the knowledge and belief of the Directors and having made all reasonable enquiries, none of the Shareholders is required to abstain from voting on the relevant resolution to be proposed at the ESM.

5. RECOMMENDATION

The Board considers that the resolution proposed at the ESM is in the best interests of the Company and the Shareholders as a whole. Accordingly, the Board recommends the Shareholders to vote in favour of the proposed resolution at the ESM.

Yours faithfully,
By order of the Board
A-Living Smart City Services Co., Ltd.
WANG Haiyang
Chairman

* *For identification purposes only*

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A-LIVING SMART CITY SERVICES CO., LTD.*

雅生活智慧城市服務股份有限公司

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

(Stock Code: 3319)

NOTICE OF THE 2026 FIRST EXTRAORDINARY SHAREHOLDERS' MEETING TO BE HELD ON 25 NOVEMBER 2026

NOTICE IS HEREBY GIVEN THAT the 2026 first extraordinary shareholders' meeting (the "**ESM**") of A-Living Smart City Services Co., Ltd. (the "**Company**") will be convened and held at Room 4, 10/F., United Conference Centre, United Centre, 95 Queensway, Admiralty, Hong Kong on Wednesday, 25 November 2026 at 3:00 p.m. for the following purposes:

ORDINARY RESOLUTION

1. To consider and approve an interim dividend of RMB0.05 per share (before tax) during the six months ended 30 June 2026.

By order of the Board
A-Living Smart City Services Co., Ltd.
Wang Haiyang
Chairman

Hong Kong, 6 November 2026

As at the date of this circular, the Board comprises seven members, being Mr. Wang Haiyang^ (Chairman), Mr. Li Dalong^ (President (General Manager) and Chief Executive Officer), Mr. Chen Siyang^ (Vice President), Ms. Zhao Yu^^ (Vice President), Mr. Wang Gonghu^^^, Mr. Weng Guoqiang^^^ and Mr. Li Jiahe^^^.

^ *Executive Directors*
^^ *Employee Representative Director*
^^^ *Independent Non-executive Directors*

Notes:

1. The resolution at the ESM will be taken by poll pursuant to the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the "**Listing Rules**"). The results of the poll will be published on the websites of The Stock Exchange of Hong Kong Limited (http://www.hkexnews.hk) and the Company (http://www.agileliving.com.cn) in accordance with the Listing Rules.

2. All shareholders of the Company are eligible for attending the ESM. Any shareholder of the Company entitled to attend and vote at the ESM convened by the above notice is entitled to appoint a proxy or more than one proxy to attend the ESM and vote instead of him/her. A proxy need not be a shareholder of the Company. 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 of the Company present 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 proxy form together with the power of attorney or other authority (if any) under which it is signed, or a notarially certified copy thereof, must be completed and returned to (i) the Company's principal place of office in the People's Republic of China (the "**PRC**") at 35th Floor, Agile Center, 26 Huaxia Road, Zhujiang New Town, Tianhe District, Guangzhou, Guangdong Province, the PRC (for holders of the Domestic Shares) or (ii) the Company's H share registrar, Tricor Investor Services Limited, at 17/F, Far East Finance Centre, 16 Harcourt Road, Hong Kong (for holders of the H Shares) not less than 24 hours before the time appointed for the ESM. Completion and return of the proxy form will not preclude a shareholder of the Company from attending and voting at the ESM or any adjourned meeting thereof should he/she so wish.

4. For the purpose of determining the eligibility of the Shareholders to attend and vote at the ESM, the register of members of the Company will be closed from Friday, 20 November 2026 to Wednesday, 25 November 2026, both days inclusive, during which period no transfer of Shares will be registered. The record date for the purpose of determining the eligibility of the Shareholders to attend and vote at the ESM will be Wednesday, 25 November 2026. In order to qualify for attending and voting at the ESM, holders of the H Shares whose transfer documents have not been registered are required to submit the share certificates together with the properly completed share transfer forms to the Company's H share registrar, Tricor Investor Services Limited, at 17/F, Far East Finance Centre, 16 Harcourt Road, Hong Kong no later than 4:30 p.m. on Thursday, 19 November 2026 for registration. Holders of the H Shares who are registered with Tricor Investor Services Limited on or before the aforementioned date are entitled to attend the ESM.

5. The ESM is expected to take no more than half a day. Shareholders who attend the ESM (in person or by proxy) shall bear their own travelling and accommodation expenses. Shareholders may contact the Investor Relations Department of the Company at (852) 2740 8921 or ir@agileliving.com.cn for any enquiries in respect of the ESM.

* *For identification purposes only*