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Ling Yue Services Group Limited
領悅服務集團有限公司

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 2165)

UNSUCCESSFUL BID FOR THE LAND IN SICHUAN THROUGH PUBLIC TENDER

Reference is made to the announcement of Ling Yue Services Group Limited (the "**Company**") dated 6 November 2026 (the "**Announcement**") regarding the proposed acquisition of the land use rights of the Land offered for sale by Department of Natural Resources of Guangyuan Municipal through public tender. Capitalised terms used in this announcement shall have the same meaning as in the Announcement, unless otherwise defined.

The Board wishes to update that the Company has not been successful in winning the bid for the Proposed Land Acquisition. The bidding deposit amounting to RMB43.522 million has been fully refunded to the Company without interest and deductions.

The Company will continue to look for investment opportunities in order to generate potential investment returns and create higher financial returns for the Company and the Shareholders.

By Order of the Board
Ling Yue Services Group Limited
Liu Yuqi
Chairman

Hong Kong, 10 November 2026

As at the date of this announcement, the Board comprises Mr. Liu Yuqi and Ms. Luo Hongping as executive Directors; Ms. Wang Tao and Ms. Hou Sanli as non-executive Directors; and Ms. Luo Ying, Mr. Hu Ning and Mr. Zhang Guanghu as independent non-executive Directors.