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GUANGDONG LAND HOLDINGS LIMITED
粵海置地控股有限公司

(Incorporated in Bermuda with limited liability)

(Stock Code: 00124)

NOTICE OF SPECIAL GENERAL MEETING

NOTICE IS HEREBY GIVEN that a special general meeting (the "**SGM**") of Guangdong Land Holdings Limited (the "**Company**") will be held at Room 201, 2nd Floor, Pico Tower, 66 Gloucester Road, Wanchai, Hong Kong on Friday, 11 December 2026 at 3:00 p.m. (and at any adjournment thereof) for the purpose of considering and, if thought fit, passing with or without amendments, the following resolutions of the Company. Unless otherwise specified, capitalised terms defined in the circular dated 24 November 2026 issued by the Company (the "**Circular**") shall have the same meanings when used herein.

ORDINARY RESOLUTION

1. "**THAT** the 2026 Property Management Services Framework Agreement, the transactions contemplated thereunder and the Proposed New Caps be and are hereby approved and confirmed."

SPECIAL RESOLUTION

2. "**THAT**:

   (a) the Proposed Amendments to the existing Bye-Laws of the Company, the details of which are set out in Appendix II to the Circular, be and are hereby approved;

   (b) the Amended and Restated Bye-Laws (the "**New Bye-Laws**") (a copy of which is tabled at the SGM and marked "A" and initialled by the chairman of the SGM for the purpose of identification) be and are hereby approved and adopted as the new bye-laws of the Company in substitution for, and to the exclusion of, the existing Bye-Laws of the Company with immediate effect after the close of the SGM; and

   (c) any Director or the company secretary of the Company be and is hereby authorised to do all such acts and things as may be necessary or expedient in order to effect and implement the adoption of the New Bye-Laws and to make relevant registrations and filings in Bermuda and Hong Kong, as appropriate, in accordance with the requirements of the applicable laws and regulations."

By Order of the Board
Guangdong Land Holdings Limited
ZHONG Yubin
Chairman

Hong Kong, 24 November 2026

Registered Office:
Richmond House
12 Par-la-Ville Road
Hamilton HM 08
Bermuda

Principal Place of Business in Hong Kong:
Office B, 26th Floor
Guangdong Investment Tower
148 Connaught Road Central
Hong Kong

Notes:

(a) A shareholder of the Company (the "**Shareholder**") entitled to attend and vote at the SGM may appoint a proxy to attend and vote in his/her place and such proxy needs not be a Shareholder. A Shareholder holding two or more shares may appoint more than one proxy.

(b) To be valid, the form of proxy together with the power of attorney (if any) or other authority (if any) or the authority under which it is signed (or a notarially certified copy of such power or authority) must be delivered to the Company's branch share registrar and transfer office in Hong Kong, Tricor Investor Services Limited, at 17th Floor, Far East Finance Centre, 16 Harcourt Road, Hong Kong, not less than 48 hours before the time fixed for holding the SGM or any adjourned meeting thereof. The appointment of a proxy will not prevent a Shareholder from subsequently attending and voting at the SGM or any adjourned meeting thereof if he/she so wishes. If a Shareholder who has lodged a form of proxy attends the SGM, his/her form of proxy will be deemed to have been revoked.

(c) In the case of joint Shareholders, 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 will be determined by the order in which the names stand in the Company's Register of Members in respect of the joint holding.

(d) The Register of Members of the Company will be closed and no transfer of shares of the Company will be effected during the period from Tuesday, 8 December 2026 to Friday, 11 December 2026, both days inclusive, for determining the Shareholders' eligibility to attend and vote at the SGM. Holders of shares of the Company whose names appear on the Register of Members of the Company on Friday, 11 December 2026 (i.e. the record date) are entitled to attend and vote at the SGM following completion of the registration procedures of the share transfers.

(e) In order to qualify for attending and voting at the SGM, unregistered holders of shares of the Company should ensure that all transfer documents accompanied by the relevant share certificates must be lodged with the Company's branch share registrar and transfer office in Hong Kong, Tricor Investor Services Limited, at 17th Floor, Far East Finance Centre, 16 Harcourt Road, Hong Kong, for registration not later than 4:30 p.m. on Monday, 7 December 2026.

(f) Pursuant to Rule 13.39(4) of the Listing Rules, each of the resolutions set out in this notice will be voted by way of a poll.

(g) No refreshment will be provided at the SGM.

As at the date of this announcement, the Board comprises two Executive Directors, namely Mr. ZHONG Yubin and Mr. WANG Jian; two Non-Executive Directors, namely Mr. WEN Yinheng and Ms. ZHANG Xiaoli; and three Independent Non-Executive Directors, namely Mr. Felix FONG Wo, Mr. Vincent Marshall LEE Kwan Ho and Mr. LEUNG Luen Cheong.