Fineland Living Services Group Limited
方 圓 生 活 服 務 集 團 有 限 公 司

(formerly known as Fineland Real Estate Services Group Limited 方圓房地產服務集團有限公司)

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 9978)

NOTICE OF EXTRAORDINARY GENERAL MEETING

NOTICE IS HEREBY GIVEN that an extraordinary general meeting (the "**EGM**") of Fineland Living Services Group Limited (the "**Company**") will be held at 10:00 a.m. on 30 September 2026 at 11th Floor, No. 28 Tiyu East Road, Tianhe District, Guangzhou, the PRC for the purpose of considering and, if thought fit, passing with or without amendments, the following ordinary resolutions. Words and expressions that are not expressly defined in this notice of EGM shall bear the same meaning as those defined in the circular of the Company dated 10 September 2026.

ORDINARY RESOLUTIONS

(1) "**THAT:**

(a) the Share Subscription Agreement dated 27 July 2026 entered into between the Company and the Share Subscribers, a copy of which is tabled at the meeting and marked "A" and signed by the chairman of the meeting for the purpose of identification, in relation to the subscription of up to 370,000,000 ordinary shares in the share capital of the Company by the Share Subscribers at the subscription price of HK$0.14 per Subscription Share and the transactions contemplated thereunder be and are hereby approved, confirmed and ratified;

(b) subject to and conditional upon the Listing Committee of Stock Exchange having granted the listing of, and permission to deal in, the Subscription Shares, the Directors be and are hereby granted with the Share Specific Mandate which shall entitle the Directors to exercise all the powers of the Company to allot, issue and credit as fully paid, the Subscription Shares to the Share Subscribers, on and subject to the terms and conditions of the Share Subscription Agreement entered into between the Company and the Share Subscribers, provided that the Share Specific Mandate shall be in addition to, and shall not prejudice nor revoke any general or specific mandate(s) which has/have been granted or may be granted from time to time to the Directors prior to the passing of this resolution; and

(c) any one Director be and is hereby authorised to, on behalf of the Company, do all such acts and things, to sign and execute all such documents or agreements or deeds and take all such actions as he/she/they may in his/her/their absolute discretion consider necessary, appropriate, desirable or expedient for the purposes of giving effect to or in connection with the Share Subscription Agreement and any transactions contemplated thereunder and all other matters incidental thereto or in connection therewith, and agree to and make such variations, amendments or waivers of any of the matters relating thereto or in connection therewith as are, in the opinion of such Director, in the interest of the Company and the Shareholders (including the Independent Shareholders) as a whole."

(2) "**THAT** the Special Deal in respect of the Share Subscription by the Share Subscriber III, which constitutes a special deal under Rule 25 of the Takeovers Code, be and is hereby confirmed, ratified and approved."

(3) "**THAT:**

(a) the Warrant Subscription Agreement dated 27 July 2026 entered into between the Company and the Warrant Subscriber, a copy of which is tabled at the meeting and marked "B" and signed by the chairman of the meeting for the purpose of identification, in relation to the subscription of 77,000,000 Warrants by the Warrant Subscriber, the allotment and issuance of the Warrant Shares upon exercise of the Warrants at the Exercise Price (subject to adjustment) and the transactions contemplated thereunder, be and are hereby approved, confirmed and ratified;

(b) subject to and conditional upon the Listing Committee of Stock Exchange having granted the listing of, and permission to deal in the Warrant Shares, the Directors be and are hereby granted the Warrant Specific Mandate which shall entitle the Directors to exercise all the powers of the Company to issue, allot and credit as fully paid, the Warrant Shares to the Warrantholder(s) upon exercise of the Warrants at the Exercise Price (subject to adjustment), on and subject to the terms and conditions of the Warrant Subscription Agreement, provided that the Warrant Specific Mandate shall be in addition to, and shall not prejudice nor revoke any general or specific mandates(s) which has/have been granted or may from time to time be granted to the Directors prior to the passing of this resolution; and

(c) any one Director be and is hereby authorised to, on behalf of the Company, do all such acts and things, to sign and execute such documents or agreements or deeds and take all such actions as he/she/they may in his/her/their absolute discretion consider necessary, appropriate, desirable or expedient for the purposes of giving effect to or in connection with the Warrant Subscription Agreement and the transactions contemplated thereunder and agree to such variation, amendment or waiver as are, in the opinion of such Director, in the interest of the Company and the Shareholders as a whole."

Yours faithfully,
By order of the Board
Fineland Living Services Group Limited
Mr. SUN Ligong
Executive Director

Hong Kong, 10 September 2026

Notes:

1. A member of the Company entitled to attend and vote at the EGM shall be entitled to appoint one or if he is a holder of two or more shares of the Company, more than one proxies to attend and vote in his stead. A proxy needs not be a member of the Company but must be present in person at the EGM to represent the member. Completion and return of the form of proxy will not preclude a member of the Company from attending the EGM and voting in person should he so wish. In such event, his form of proxy will be deemed to have been revoked.

2. Where there are joint registered holders of any share, any one of such persons may vote at the EGM, either personally or by proxy, in respect of such share as if he were solely entitled thereto; but if more than one of such joint holders be present at the EGM personally or by proxy, that one of the said persons so present whose name stands first on the register of members of the Company in respect of such share shall alone be entitled to vote in respect thereof.

3. A form of proxy for the EGM is enclosed. In order to be valid, the form of 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 or authority, must be deposited at the Company's Hong Kong branch share registrar, Computershare Hong Kong Investor Services Limited at 17M Floor, Hopewell Centre, 183 Queen's Road East, Wan Chai, Hong Kong, not later than 48 hours before the time for holding the EGM (i.e. not later than 10:00 a.m. on 28 September 2026) or any adjournment thereof.

4. To ascertain the members' entitlement to attend and vote at the EGM, the register of members of the Company will be closed from 25 September 2026 to 30 September 2026 (both days inclusive), during which period no transfer of shares can be registered. In order to be eligible to attend and vote at the EGM, all transfers of shares, accompanied by the relevant share certificates, must be lodged with the Company's Hong Kong branch share registrar, Computershare Hong Kong Investor Services Limited at Shops 1712–16, 17/F, Hopewell Centre, 183 Queen's Road East, Wan Chai, Hong Kong, for registration not later than 4:30 p.m. on 24 September 2026.

5. Members of the Company or their proxies shall produce documents of their proof of identity when attending the EGM.

6. BAD WEATHER ARRANGEMENTS:

   If tropical cyclone warning signal no. 8 or above is hoisted, "extreme conditions" caused by super typhoons or a black rainstorm warning signal is in force at 7:00 a.m. on the date of the EGM, the EGM will not be held on that day but will automatically be postponed and, by virtue of this notice, be held at the same time and place on the next Business Day. The Company will post an announcement on the websites of the Stock Exchange at www.hkexnews.hk and on the Company's website at www.finelandassets.com to notify the Shareholders of the details of the adjourned meeting. Shareholders may call the Company at (852) 5478 0938 during business hours from 9:00 a.m. to 6:00 p.m. from Monday to Friday, excluding public holidays, for details of the alternative meeting arrangements.

   In the event the EGM is postponed as mentioned above, all forms of proxy deposited with the Company's Hong Kong branch share registrar, Computershare Hong Kong Investor Services Limited, for the purpose of the EGM will remain valid for the adjourned EGM. The book closure period for ascertaining the rights of the Shareholders who shall be entitled to attend and vote at the EGM remains unchanged.

   The EGM will be held as scheduled even when tropical cyclone warning signal no. 3 or below is hoisted, or an amber or red rainstorm warning signal is in force. Shareholders should make their own decision as to whether they would attend the EGM under bad weather conditions bearing in mind their own situation and if they should choose to do so, they are advised to exercise care and caution.

As at the date of this notice, the executive Directors are Mr. FONG Ming, Mr. SUN Ligong, Mr. HAN Shuguang and Ms. TSE Lai Wa; and the independent non-executive Directors are Mr. LEUNG Wai Hung, Mr. TIAN Qiusheng and Mr. DU Chenhua.