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)

DESPATCH OF CIRCULAR RELATING TO (1) CONNECTED TRANSACTION AND SPECIAL DEAL IN RELATION TO THE SUBSCRIPTION OF SHARES UNDER SPECIFIC MANDATE; (2) ISSUANCE OF UNLISTED WARRANTS UNDER SPECIFIC MANDATE; AND (3) NOTICE OF EXTRAORDINARY GENERAL MEETING

Independent Financial Adviser to the Independent Board Committee and the Independent Shareholders

Gram Capital Limited
嘉林資本有限公司

Reference is made to (1) the joint announcement dated 28 July 2026 issued by Yoncan Co., Ltd. (the "**Offeror**") and Fineland Living Services Group Limited (the "**Company**") in relation to, among other things, (i) the Acquisition of the Sale Shares by the Offeror; (ii) the possible unconditional mandatory cash offer to be made by Altus Investments Limited for and on behalf of the Offeror to acquire Shares not already owned or agreed to be acquired by the Offeror and the Offeror Concert Parties upon Acquisition Completion; (iii) the connected transaction and special deal in relation to the Share Subscription under the Share Specific Mandate (the "**Share Subscription**"); and (iv) the issuance of the unlisted Warrants under the Warrant Specific Mandate (the "**Warrant Subscription**"); (2) the joint announcement issued by the Offeror and the Company dated 17 August 2026 in relation to the delay in despatch of the Circular and the extension of the latest time for despatch of the Composite Document; and (3) the circular issued by the Company dated 10 September 2026 in relation to, among other things, (i) the Share Subscription; and (ii) the Warrant Subscription (the "**Circular**"). Unless otherwise defined, capitalised terms used herein shall have the same meanings as those defined in the Circular.

DESPATCH OF CIRCULAR

The Board is pleased to announce that the Circular including, among others, details of: (a) the Share Subscription and the Warrant Subscription and the transactions contemplated thereunder (including without limitation, (i) the connected transaction in relation to the Share Subscription; (ii) the Special Deal in relation to the Share Subscription; (iii) the grant of the Share Specific Mandate; and (iv) the grant of the Warrant Specific Mandate); (b) a letter from the Independent Board Committee which contains its recommendation to the Independent Shareholders as to voting at the EGM; (c) a letter of advice from the Independent Financial Adviser to the Independent Board Committee and the Independent Shareholders in relation to the Share Subscription and Warrant Subscription and the transactions contemplated thereunder; and (d) a notice of EGM, was despatched to the Shareholders on 10 September 2026.

The EGM will be held at 11th Floor, No. 28 Tiyu East Road, Tianhe District, Guangzhou, the PRC, at 10:00 a.m. on 30 September 2026 (or any adjournment thereof), details of which are set out in the notice of EGM that was despatched together with the Circular.

WARNING

The Share Subscription and Warrant Subscription are subject to the satisfaction of the conditions precedent and therefore may or may not take place. The release of this announcement does not necessarily indicate that the Share Subscription and Warrant Subscription will be completed. Shareholders and potential investors of the Company are advised to exercise caution when dealing in the Shares, and should consult their stockbroker, bank manager, solicitor or other professional adviser if they are in any doubt about their position or as to actions they should take.

By Order of the Board
Fineland Living Services Group Limited
Mr. SUN Ligong
Executive Director

Hong Kong, 10 September 2026

As at the date of this announcement, 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.

The Directors jointly and severally accept full responsibility for the accuracy of the information contained in this announcement and confirm, having made all reasonable enquiries, that to the best of their knowledge, opinions expressed in this announcement have been arrived at after due and careful consideration and there are no other facts not contained in this announcement, the omission of which would make any statements in this announcement misleading.