Hong Kong Exchanges and Clearing Limited and The Stock Exchange of Hong Kong Limited take no responsibility for the contents of this announcement, make no representation as to its accuracy or completeness and expressly disclaim any liability whatsoever for any loss howsoever arising from or in reliance upon the whole or any part of the contents of this announcement.

This announcement is for information purpose only and does not constitute an invitation or offer to acquire, purchase or subscribe for the Shares or other securities of the Company.

This announcement is not for release, publication or distribution, in whole or in part, in or into any jurisdiction where to do so would constitute a violation of the applicable laws or regulations of such jurisdiction.

Fineland Living Services Group Limited
方圓生活服務集團有限公司
(Incorporated in the Cayman Islands with limited liability)
(Stock Code: 9978)

(1) COMPLETION OF THE SUBSCRIPTION OF SHARES UNDER SPECIFIC MANDATE; AND (2) COMPLETION OF THE ISSUANCE OF UNLISTED WARRANTS UNDER SPECIFIC MANDATE

Reference is made to (i) 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, the Acquisition, the Offer, the Share Subscription and the Warrant Subscription; (ii) the circular of the Company dated 10 September 2026 in relation to, among other things, the Share Subscription, the Special Deal and the Warrant Subscription (the "**Circular**"); (iii) the poll results announcement of the Company dated 30 September 2026; (iv) the joint announcement dated 8 October 2026 issued by the Offeror and the Company in relation to the Acquisition Completion; and (v) the joint announcement dated 5 November 2026 issued by the Offeror and the Company in relation to the close of the Offer and the results of the Offer, settlement of the Offer and the public float of the Company. Unless otherwise defined, capitalised terms used herein shall have the same meanings as those defined in the Circular.

COMPLETION OF THE SHARE SUBSCRIPTION AGREEMENT

The Company is pleased to announce that all the conditions of the Share Subscription Agreement have been fulfilled and the completion of the Share Subscription Agreement has taken place on 13 November 2026, whereby 247,600,000 Subscription Shares, 76,200,000 Subscription Shares and 46,200,000 Subscription Shares, have been allotted and issued to the Offeror, YSTEM Overseas Limited and Beaming Light Holdings Limited, respectively in accordance with the terms and conditions of the Share Subscription Agreement at the Subscription Price of HK$0.14 per Subscription Share.

The net proceeds (after deducting relevant costs and expenses) from the Share Subscription of approximately HK$49.5 million are intended to be used for the purposes as disclosed in the Circular.

COMPLETION OF THE WARRANT SUBSCRIPTION AGREEMENT

The Company is pleased to announce that all the conditions of the Warrant Subscription Agreement have been fulfilled and the completion of the Warrant Subscription Agreement has taken place on 13 November 2026 in accordance with the terms and conditions of the Warrant Subscription Agreement accordingly. Upon Warrant Subscription Completion, the Company has allotted and issued 77,000,000 Warrants to Mattar Hill Development X Limited, conferring it rights to subscribe for an aggregate of 77,000,000 Warrant Shares at the Exercise Price of HK$0.50 (subject to adjustment) for each Warrant Share during the Exercise Period, being the period commencing on the date of the issuance of the certificate evidencing the Warrants and ending on the close of business (at the place where the certificate evidencing such Warrants is deposited for exercise) on the date that is three years after the date of such issuance. No cash consideration is payable for the issuance of the Warrants.

Assuming the Exercise Rights are exercised in full at the initial Exercise Price, the Company will raise net proceeds (after deducting relevant costs and expenses) of approximately HK$36.8 million, and such net proceeds are expected to be used for the purposes as disclosed in the Circular.

SHAREHOLDING STRUCTURE OF THE COMPANY

Set out below is the shareholding structure of the Company (i) immediately before the Share Subscription Completion, (ii) immediately following the Share Subscription Completion and (iii) immediately following the exercise of the Warrants in full (assuming

in each case that there will be no other changes in the issued share capital of the Company prior to the exercise of the subscription rights attaching to the Warrants):

	(i) Immediately before the Share Subscription Completion		**(ii) Immediately following the Share Subscription Completion**		**(iii) Immediately following exercise of the Warrants (in full)**	
	Shares	*%*	*Shares*	*%*	*Shares*	*%*
Share Subscribers and their associates						
The Offeror	201,348,000	50.34	448,948,000	58.30	448,948,000	53.00
YSTEM Overseas Limited (i.e. Share Subscriber II)	—	—	76,200,000	9.90	76,200,000	9.00
Beaming Light Holdings Limited (i.e. Share Subscriber III)	10,272,000	2.57	56,472,000	7.33	56,472,000	6.67
Mr. Chen Xi [1]	1,324,000	0.33	1,324,000	0.17	1,324,000	0.16
Ms. Xie Dan (held through Tiffany Orient Holdings Limited) [2]	2,004,000	0.50	2,004,000	0.26	2,004,000	0.24
Subtotal of Share Subscribers and their associates	214,948,000	53.74	584,948,000	75.97	584,948,000	69.06
Director						
Mr. Han (held through the IU Shareholder) [3]	4,500,000	1.13	4,500,000	0.58	4,500,000	0.53
Mattar Hill Development X Limited (i.e. the Warrant Subscriber)	—	—	—	—	77,000,000	9.09
Other Public Shareholders	180,552,000	45.14	180,552,000	23.45	180,552,000	21.32
Total	400,000,000	100.00	770,000,000	100.00	847,000,000	100.00

	(i) Immediately before the Share Subscription Completion		(ii) Immediately following the Share Subscription Completion		(iii) Immediately following exercise of the Warrants (in full)	
	Shares	*%*	*Shares*	*%*	*Shares*	*%*
Public Shareholders (for public float consideration only)						
YSTEM Overseas Limited (i.e. Share Subscriber II)	—	—	76,200,000	9.90	76,200,000	9.00
Beaming Light Holdings Limited (i.e. Share Subscriber III)	10,272,000	2.57	56,472,000	7.33	56,472,000	6.67
Mr. Chen Xi [1]	1,324,000	0.33	1,324,000	0.17	1,324,000	0.16
Ms. Xie Dan (held through Tiffany Orient Holdings Limited) [2]	2,004,000	0.50	2,004,000	0.26	2,004,000	0.24
Other Public Shareholders	180,552,000	45.14	180,552,000	23.45	180,552,000	21.32
Mattar Hill Development X Limited (i.e. the Warrant Subscriber)	—	—	—	—	77,000,000	9.09
Subtotal of Public Shareholders (for public float consideration only)	194,152,000	48.54	316,552,000	41.11	393,552,000	46.46

Notes:

(1) Beaming Light Holdings Limited is directly and wholly owned by Mr. Chen Xi as the beneficial owner.

(2) 2,004,000 Shares are held by Tiffany Orient Holdings Limited, which is directly and wholly owned by Ms. Xie Dan as the beneficial owner, the spouse of Mr. Chen Xi, the sole shareholder of Beaming Light Holdings Limited.

(3) 4,500,000 Shares are held by the IU Shareholder, which is directly and wholly owned by Mr. Han as the beneficial owner.

(4) All percentages in the above table are approximations and subject to rounding.

By Order of the Board
Fineland Living Services Group Limited
GONG Weili
Chairman

Hong Kong, 13 November 2026

As at the date of this announcement, the executive Directors are Mr. GONG Weili, Mr. LI Jia, Mr. WANG Ming and Mr. HAN Shuguang; and the independent non-executive Directors are Mr. TIAN Qiusheng, Mr. YAU Sze Ka (Albert) and Ms. KUANG Xuxia.