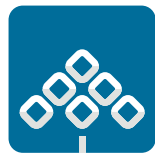

THIS CIRCULAR IS IMPORTANT AND REQUIRES YOUR IMMEDIATE ATTENTION

If you are in any doubt as to any aspect of this circular or as to the action to be taken, you should consult your licensed securities dealer or registered institution in securities, bank manager, solicitor, professional accountant or other professional adviser.

If you have sold all or transferred all your shares in **Country Garden Services Holdings Company Limited**, you should at once hand this circular and the accompanying form of proxy to the purchaser or to the transferee or to the bank, licensed securities dealer or registered institution in securities or other agent through whom the sale or transfer was effected for transmission to the purchaser or the transferee.

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碧桂园服务
COUNTRY GARDEN SERVICES

COUNTRY GARDEN SERVICES HOLDINGS COMPANY LIMITED

碧桂园服务控股有限公司

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 6098)

**PROPOSALS FOR GENERAL MANDATES
TO ISSUE SHARES AND/OR SELL OR TRANSFER TREASURY SHARES
AND REPURCHASE SHARES,
RE-ELECTION OF RETIRING DIRECTORS,
DECLARATION OF FINAL DIVIDEND AND SPECIAL DIVIDEND
AND
NOTICE OF THE ANNUAL GENERAL MEETING**

A notice convening the AGM of the Company to be held via a virtual meeting through the online platform (the “**eVoting Portal**”) on Friday, 29 May 2026 at 3:00 p.m. is set out on pages AGM-1 to AGM-5 of this circular. A form of proxy for use at the AGM is also enclosed with this circular and such form of proxy is also published on the website of the Stock Exchange (<http://www.hkexnews.hk>) and the website of the Company (<http://www.bgyfw.com>).

Whether or not you intend to attend the AGM via the eVoting Portal, you are requested to complete the accompanying form of proxy in accordance with the instructions printed thereon and return it to the Share Registrar, Tricor Investor Services Limited at 17/F, Far East Finance Centre, 16 Harcourt Road, Hong Kong as soon as possible and in any event not later than 48 hours before the time appointed for the holding of the AGM or any adjournment thereof. Completion and return of the form of proxy will not preclude you from attending and voting via the eVoting Portal at the AGM or any adjourned meeting thereof should you so wish and in such event, the form of proxy previously submitted shall be deemed to be revoked.

27 April 2026

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DEFINITIONS

In this circular, the following expressions have the following meanings unless the context requires otherwise:

“AGM”	the annual general meeting of the Company to be held via a virtual meeting through the online platform (the “ eVoting Portal ”) on Friday, 29 May 2026 at 3:00 p.m.
“AGM Notice”	the notice convening the AGM as set out on pages AGM-1 to AGM-5 of this circular
“Articles of Association”	the second amended and restated articles of association of the Company adopted by a special resolution passed on 25 May 2023
“Board”	the board of Directors
“CCASS”	the Central Clearing and Settlement System established and operated by HKSCC
“CG Life Services”	Country Garden Life Services Group Co., Ltd.* (碧桂園生活服務集團股份有限公司) (formerly known as Guangdong Country Garden Property Services Co., Ltd. (廣東碧桂園物業服務股份有限公司) and subsequently known as Country Garden Intelligent Services Group Co., Ltd.* (碧桂園智慧物業服務集團股份有限公司)), a company incorporated in the PRC with limited liability and a wholly-owned subsidiary of the Company
“CGH”	Country Garden Holdings Company Limited (碧桂園控股有限公司), an exempted company incorporated in the Cayman Islands with limited liability and the shares of which are listed on the Main Board of the Stock Exchange (stock code: 2007)
“Companies Act”	the Companies Act (As Revised) of the Cayman Islands
“Company”	Country Garden Services Holdings Company Limited, an exempted company incorporated in the Cayman Islands with limited liability and the Shares of which are listed on the Main Board of the Stock Exchange (stock code: 6098)
“Director(s)”	the director(s) of the Company
“Group”	the Company and its subsidiaries from time to time
“HK\$”	Hong Kong dollar, the lawful currency of Hong Kong

DEFINITIONS

“HKSCC”	Hong Kong Securities Clearing Company Limited
“Hong Kong”	the Hong Kong Special Administrative Region of the PRC
“Issue Mandate”	a general and unconditional mandate to be granted to the Directors to exercise the power of the Company to issue, allot and deal in Shares and/or to sell or transfer Treasury Shares (if any) not exceeding 20% of the total number of Shares in issue (excluding Treasury Shares, if any) as at the date of passing of the relevant resolution by the Shareholders
“Latest Practicable Date”	Friday, 10 April 2026, being the latest practicable date prior to the printing of this circular for the purpose of ascertaining certain information for inclusion in this circular
“Listing Rules”	the Rules Governing the Listing of Securities on the Stock Exchange
“Memorandum of Association”	the second amended and restated memorandum of association of the Company adopted by a special resolution passed on 25 May 2023
“PRC”	the People’s Republic of China, for the purpose of this circular, excluding Hong Kong, the Macau Special Administrative Region of the PRC and Taiwan
“RMB”	Renminbi, the lawful currency of the PRC
“SFO”	the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong)
“Share(s)”	ordinary shares with a par value of US\$0.0001 each in the issued share capital of the Company (or of such other nominal amount as shall result from a sub-division, consolidation, reclassification, or re-construction of the share capital of the Company from time to time)
“Shareholder(s)”	the holder(s) of the Share(s)
“Share Registrar”	the Company’s Hong Kong branch share registrar and transfer office, Tricor Investor Services Limited

DEFINITIONS

“Share Repurchase Mandate”	a general and unconditional mandate to be granted to the Directors to exercise the power of the Company to repurchase Shares not exceeding 10% of the total number of Shares in issue (excluding Treasury Shares, if any) as at the date of passing of the relevant resolution by the Shareholders
“Stock Exchange”	The Stock Exchange of Hong Kong Limited
“Takeovers Codes”	the Codes on Takeovers and Mergers and Share Buy-backs
“Treasury Shares”	has the meaning as ascribed to it under the Listing Rules
“US\$”	United States dollars, the lawful currency of the United States
“%”	per cent.

Should there be any discrepancy between English and Chinese versions, the Chinese version shall prevail.

* For identification purpose only

SPECIAL ARRANGEMENTS FOR THE AGM

All registered Shareholders will be able to join the AGM via the eVoting Portal. The eVoting Portal can be accessed from any location with access to the internet via smartphone, tablet device or computer.

Through the eVoting Portal, registered Shareholders will be able to view the live video broadcast, participate in voting and submit questions online. Login details and information will be included in our letters to registered Shareholders regarding the eVoting Portal which will be despatched later.

HOW TO ATTEND AND VOTE

Shareholders who wish to attend the AGM and exercise their voting rights can be achieved in one of the following ways:

- (i) attend the AGM via the eVoting Portal which enables live streaming and interactive platform for submitting questions and voting online; or
- (ii) appoint the chairperson of the AGM or other persons as your proxy by providing their email address for receiving the designated log-in username and password to attend and vote on your behalf via the eVoting Portal.

Your proxy's authority and instruction will be revoked if you attend and vote via the eVoting Portal at the AGM.

If you are a non-registered Shareholder, you should contact your banks, brokers, custodians, nominees or HKSCC Nominees Limited through which your Shares are held (as the case may be) (collectively the "**Intermediary**") and instruct the Intermediary to appoint you as proxy or corporate representative to attend and vote via eVoting Portal at the AGM and in doing so, you will be asked to provide your email address. Details regarding the eVoting Portal including the login details will be emailed to you by the Share Registrar.

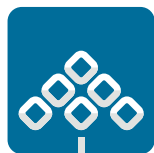
Completion and return of the form of proxy will not preclude a member from attending and voting via the eVoting Portal at the AGM or any adjournment thereof (as the case may be) and, in such event, the instrument appointing a proxy shall be deemed to be revoked.

In order to be entitled to attend and vote via the eVoting Portal at the AGM or any adjourned meeting, all completed transfer documents accompanied by the relevant share certificates must be lodged with the share registrar and transfer office of the Company, Tricor Investor Services Limited, at 17/F, Far East Finance Centre, 16 Harcourt Road, Hong Kong not later than 4:30 p.m. on Friday, 22 May 2026.

If you have any questions relating to the AGM, please contact the Share Registrar, with the following details:

Address:	17/F, Far East Finance Centre, 16 Harcourt Road, Hong Kong
Email:	is-enquiries@vistra.com
Telephone:	(852) 2980 1333 during business hours from 9:00 a.m. to 6:00 p.m., Monday to Friday, excluding Hong Kong public holidays

LETTER FROM THE BOARD



碧桂园服务
COUNTRY GARDEN SERVICES

COUNTRY GARDEN SERVICES HOLDINGS COMPANY LIMITED

碧桂园服务控股有限公司

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 6098)

Executive Directors:

Mr. Xu Binhuai (*President*)

Mr. Xiao Hua

Non-executive Director:

Ms. Yang Huiyan (*Chairman*)

Independent non-executive Directors:

Mr. Mei Wenjue

Mr. Rui Meng

Mr. Chen Weiru

Mr. Zhao Jun

Registered office:

Cricket Square

Hutchins Drive

P.O. Box 2681

Grand Cayman

KY1-1111

Cayman Islands

*Headquarters and registered office
in the PRC:*

West Building of Country Garden office

Beijiao Town

Shunde District, Foshan

Guangdong Province

PRC

Principal place of business in Hong Kong:

4th Floor, Ruttonjee House

Ruttonjee Centre

11 Duddell Street

Central

Hong Kong

27 April 2026

To the Shareholders

Dear Sir or Madam,

**PROPOSALS FOR GENERAL MANDATES
TO ISSUE SHARES AND/OR SELL OR TRANSFER TREASURY SHARES
AND REPURCHASE SHARES,
RE-ELECTION OF RETIRING DIRECTORS,
DECLARATION OF FINAL DIVIDEND AND SPECIAL DIVIDEND
AND
NOTICE OF THE ANNUAL GENERAL MEETING**

LETTER FROM THE BOARD

1. INTRODUCTION

The purpose of this circular is to provide the Shareholders with information relating to the resolutions to be proposed at the AGM for, among other things, (i) the grant and extension of the Issue Mandate; (ii) the grant of the Share Repurchase Mandate; (iii) the re-election of the retiring Directors in accordance with the Articles of Association; and (iv) the declaration of final dividend and special dividend. These resolutions are set out in the AGM Notice as contained in this circular.

2. GENERAL MANDATE TO ISSUE SHARES AND/OR SELL OR TRANSFER TREASURY SHARES

An ordinary resolution was passed at the annual general meeting of the Company held on 23 May 2025 whereby a general mandate was given to the Directors to issue Shares and such general mandate to issue Shares was extended by adding to it the number of Shares repurchased under the general mandate to repurchase Shares granted to the Directors on 23 May 2025.

Such general mandate will lapse at the conclusion of the AGM. Therefore, an ordinary resolution will be proposed at the AGM to grant to the Directors the Issue Mandate to issue Shares and/or to sell or transfer Treasury Shares (if any) up to a maximum of 20% of the total number of Shares in issue (excluding Treasury Shares, if any) as at the date of the passing of the relevant resolution (i.e. not exceeding 651,284,397 Shares based on the issued share capital of the Company of 3,256,421,989 Shares as at the Latest Practicable Date and assuming that such issued share capital remains the same on the date of the passing of the relevant resolution) in order to ensure flexibility and discretion to the Directors to issue Shares and/or to sell or transfer Treasury Shares (if any).

In addition, an ordinary resolution will be proposed to extend the Issue Mandate by adding to it the number of Shares repurchased under the Share Repurchase Mandate.

3. GENERAL MANDATE TO REPURCHASE SHARES

An ordinary resolution was passed at the annual general meeting of the Company held on 23 May 2025 whereby a general mandate was given to the Directors to repurchase Shares.

Such general mandate will lapse at the conclusion of the AGM. Therefore, an ordinary resolution will be proposed at the AGM to grant to the Directors the Share Repurchase Mandate to repurchase Shares up to a maximum of 10% of the total number of Shares in issue (excluding Treasury Shares, if any) as at the date of the passing of the relevant resolution (i.e. not exceeding 325,642,198 Shares based on the issued share capital of the Company of 3,256,421,989 Shares as at the Latest Practicable Date and assuming that such issued share capital remains the same on the date of the passing of the relevant resolution).

In accordance with the Listing Rules, an explanatory statement to provide Shareholders with all the information reasonably necessary to enable them to make an informed decision on whether to vote for or against the resolution to approve the Share Repurchase Mandate is set out in Appendix I to this circular.

LETTER FROM THE BOARD

4. RE-ELECTION OF RETIRING DIRECTORS

The Board currently comprises seven Directors, of which Mr. Xu Binhuai and Mr. Xiao Hua are executive Directors; Ms. Yang Huiyan is non-executive Director; and Mr. Mei Wenjue, Mr. Rui Meng, Mr. Chen Weiru and Mr. Zhao Jun are independent non-executive Directors.

Pursuant to Article 84(1) of the Articles of Association, Mr. Xu Binhuai, Mr. Xiao Hua and Mr. Mei Wenjue will retire from office at the AGM and being eligible, offer themselves for re-election at the AGM.

Biographical details of the Directors subject to re-election at the AGM are set out in Appendix II to this circular.

Mr. Xu Binhuai, as the president and executive Director of the Company, is mainly responsible for overall strategic decision-making, business planning, and major operational decisions of the Group, bearing the heavy responsibility of achieving the strategic and planning goals of the Group. Mr. Xiao Hua, as the executive Director, is mainly responsible for the overall management of Guangzhou Tianli Property Service Co., Ltd* (廣州天力物業發展有限公司), the main domestic entity of Wealth Best Global Limited, and its subsidiaries and continuously contributes to the Company and Shareholders as a whole. Both individuals possess in-depth understanding and extensive knowledge of the Group's business, along with rich commercial experience. As an independent non-executive Director with in-depth knowledge of the Company, Mr. Mei Wenjue has expressed objective views and given independent guidance to the Company over the years. Since their appointments, the above Directors have continuously devoted sufficient time to the Board, bringing forth new perspectives and constructive opinions at Board and committee meetings.

The nomination committee of the Company had identified candidates pursuant to criteria set out in the nomination policy adopted by the Company and reviewed the written confirmation of independence of Mr. Mei Wenjue. The nomination committee of the Company is also of the view that Mr. Mei Wenjue would bring to the Board his own views and perspectives, skills and experience, as further described in his biographical details in the Appendix II to this circular.

Based on the board diversity policy adopted by the Company, the nomination committee of the Company considers that Mr. Mei Wenjue can contribute to the diversity of the Board, in particular, with his professional background, enabling him to provide valuable, independent and objective view to the Company's affairs.

Accordingly, with the recommendation of the nomination committee of the Company, the Board has proposed that each of the above retiring Directors, namely Mr. Xu Binhuai, Mr. Xiao Hua and Mr. Mei Wenjue, stands for re-election as Director by way of separate resolutions at the AGM.

LETTER FROM THE BOARD

5. DECLARATION OF FINAL DIVIDEND AND SPECIAL DIVIDEND

Reference is made to the announcement of the Company dated 27 March 2026 in relation to the Group's annual results for the year ended 31 December 2025 (the "**Annual Results Announcement**"). As mentioned in the Annual Results Announcement, the Board recommended the payment of a final dividend of RMB4.62 cents (2024: RMB13.52 cents per Share) per Share and a special dividend of RMB41.80 cents (2024: RMB16.09 cents per Share) per Share for the year ended 31 December 2025 to the eligible Shareholders as a token of appreciation to all Shareholders for their continuous support to and trust in the Company.

If the total number of the issued Shares of the Company changes during the period from the date of the Annual Results Announcement to Thursday, 11 June 2026 (i.e. the record date for determining the entitlements of the eligible Shareholders to the proposed final dividend and special dividend), the Board recommends an adjustment to the dividend per Share accordingly, based on the principle that the total amount of the final dividend and special dividend should be approximately equivalent to and not less than 60% of the core net profit* attributable to the owners of the Company for the year ended 31 December 2025 (being approximately RMB1,511.4 million). Therefore, the final amounts of the final dividend and/or special dividend per Share may be adjusted. Further announcement(s) will be made to disclose the details of such adjustments. As at the Latest Practicable Date, the total number of the issued Shares of the Company is 3,256,421,989.

The proposed final dividend and special dividend shall be declared in RMB and paid in HKD out of the Company's retained earnings. The final dividend and special dividend paid in HKD will be calculated based on the average middle rate of RMB against HKD as announced by the People's Bank of China from Friday, 5 June 2026 to Thursday, 11 June 2026. The eligible Shareholders shall have the option to elect to receive such final dividend and special dividend wholly in new Shares, partly in new Shares and partly in cash, or wholly in cash (the "**Scrip Dividend Scheme**"). Such new Shares will, upon issuance, rank pari passu in all respects with the existing Shares in issue on the date of allotment and issuance of the new Shares, however, such new Shares will not be entitled to the proposed final dividend and special dividend.

The Scrip Dividend Scheme is conditional upon passing of the resolutions regarding the payment of the final dividend and special dividend at the AGM, and the granting of listing of and permission to deal in the new Shares to be issued under the Scrip Dividend Scheme by the Stock Exchange.

A circular containing full details of the Scrip Dividend Scheme together with the relevant form of election will be despatched to the eligible Shareholders in due course. It is expected that the final dividend warrants, special dividend warrants and share certificates for the new Shares (if the eligible Shareholders elect to receive part or all of their final dividend and special dividend in new Shares) will be sent to the eligible Shareholders on or around Friday, 21 August 2026 at the Shareholders' own risk.

* Core net profit attributable to the owners of the Company excluding share-based payment expenses, amortisation charges of intangible assets — contracts and customer relationships, insurance brokerage licenses and brands arising from mergers and acquisitions, impairment of goodwill and other intangible assets, impairment of loans to third parties pledged by equities, gains or losses from disposal of subsidiaries, expected losses on external guarantee, impairment provision or reversal of receivables from related parties, gains or losses on fair value changes of contingent considerations related to performance guarantees and the impact of the related income tax expenses and non-controlling interests arising from the aforementioned adjustments.

LETTER FROM THE BOARD

6. ANNUAL GENERAL MEETING

The AGM Notice containing the resolutions relating to, inter alia, the Issue Mandate, the Share Repurchase Mandate, the extension of the Issue Mandate, the re-election of the retiring Directors and the declaration of final dividend and special dividend is set out on pages AGM-1 to AGM-5 of this circular.

7. ACTIONS TO BE TAKEN

A form of proxy for use at the AGM is enclosed with this circular and such form of proxy is also published on the website of the Stock Exchange (<http://www.hkexnews.hk>) and the website of the Company (<http://www.bgyfw.com>). If you do not intend or are unable to attend the AGM and wish to appoint a proxy/proxies to attend and vote on your behalf, you are requested to complete the accompanying form of proxy and return it to the Share Registrar in accordance with the instructions printed thereon not less than 48 hours before the time appointed for holding the AGM or any adjournment thereof. Completion and return of the form of proxy will not preclude you from attending and voting via the eVoting Portal at the AGM or any adjournment thereof if you so wish and in such event, the form of proxy previously submitted shall be deemed to be revoked.

8. VOTING BY WAY OF POLL

Pursuant to Rule 13.39(4) of the Listing Rules, all votes at the AGM will be taken by poll and the Company will announce the results of the poll in the manner prescribed under Rules 13.39(5) and 13.39(5A) of the Listing Rules.

9. RESPONSIBILITY STATEMENT

This circular, for which the Directors collectively and individually accept full responsibility, includes particulars given in compliance with the Listing Rules for the purpose of giving information with regard to the Company. The Directors, having made all reasonable enquiries, confirm that to the best of their knowledge and belief, the information contained in this circular is accurate and complete in all material respects and not misleading or deceptive, and there are no other matters the omission of which would make any statement herein or this circular misleading.

10. RECOMMENDATION

The Directors consider that each of the Issue Mandate, the Share Repurchase Mandate, the extension of the Issue Mandate, the re-election of the retiring Directors and the declaration of final dividend and special dividend is in the best interests of the Company and the Shareholders as a whole. Accordingly, the Directors recommend the Shareholders to vote in favour of the resolutions to be proposed at the AGM as set out in the AGM Notice.

Yours faithfully,
For and on behalf of the Board
Country Garden Services Holdings Company Limited
XU Binhuai
President and Executive Director

This appendix serves as an explanatory statement, as required by the Listing Rules, to provide requisite information to you for your consideration of the Share Repurchase Mandate.

1. LISTING RULES

The Listing Rules permit companies whose primary listings are on the Stock Exchange to repurchase their shares on the Stock Exchange subject to certain restrictions, the most important of which are summarized below:

- (a) the shares proposed to be purchased by the company are fully paid-up;
- (b) the company has previously sent to its shareholders an explanatory statement complying with the provisions of rule 10.06(1)(b) of the Listing Rules; and
- (c) the shareholders of the company have given a specific approval or a general mandate to the directors of the company to make the purchase(s), by way of an ordinary resolution which complies with rule 10.06(1)(c) of the Listing Rules and which has been passed at a general meeting of the company duly convened and held.

The company must report the outcome of the general meeting called to consider the proposed repurchase to the Stock Exchange immediately following the meeting.

2. SHARE IN ISSUE

As at the Latest Practicable Date, the total number of Shares in issue and fully paid-up was 3,256,421,989 Shares and the Company did not have any Treasury Shares.

Subject to the passing of ordinary resolution no. 6 of the AGM Notice and on the basis that no further Shares are issued or repurchased and/or cancelled prior to the AGM, the Company would be allowed under the Share Repurchase Mandate to repurchase a maximum of 325,642,198 Shares.

3. REASON FOR REPURCHASE

The Directors believe that it is in the best interests of the Company and the Shareholders for the Directors to have a general authority from the Shareholders to enable the Company to repurchase Shares in the market. Such repurchase may, depending on market conditions and funding arrangements at the time, lead to an enhancement of the net value of the Company and its assets and/or its earnings per Share. Repurchase of Shares will only be made when the Directors believe that such repurchase will benefit the Company and the Shareholders as a whole.

Subject to the compliance with the Listing Rules and all applicable laws and regulations, the Company may cancel any Shares it repurchased and/or hold such Shares as Treasury Shares for the share scheme adopted or for subsequent sale or transfer, subject to consideration of factors including market conditions and the Group's capital management needs at the relevant time of the repurchase of Shares.

4. FUNDING OF REPURCHASE

In repurchasing Shares, the Company may only apply funds legally available for such purpose in accordance with the Memorandum of Association and the Articles of Association and the applicable laws and regulations of the Cayman Islands. Pursuant to the Share Repurchase Mandate, repurchase will be made out of funds of the Company legally permitted to be utilized in this connection, including profits of the Company or out of a fresh issue of Shares made for the purpose of the repurchase or, if authorized by the Articles of Association and subject to the Companies Act, out of the capital of the Company and, in the case of any premium payable on the repurchase, out of the profits of the Company or from sums standing to the credit of the share premium account of the Company or, if authorized by the Articles of Association and subject to the Companies Act, out of the capital of the Company. The Company may not repurchase its own securities on the Stock Exchange for a consideration other than cash or for settlement otherwise than in accordance with the trading rules of the Stock Exchange from time to time.

5. IMPACT OF REPURCHASE

There might be a material adverse impact on the working capital or gearing position of the Company (as compared with the position disclosed in the audited consolidated financial statements of the Company contained in the annual report of the Company for the year ended 31 December 2025) in the event that the Share Repurchase Mandate is exercised in full at any time during the proposed repurchase period. No repurchase pursuant to the Share Repurchase Mandate would be made where such repurchase would have a material adverse impact on the working capital or gearing position of the Company unless the Directors consider such repurchase were in the best interests of the Company and the Shareholders as a whole.

6. SHARE PRICES RECORD

The highest and lowest prices at which the Shares have been traded on the Stock Exchange during each of the previous 12 months prior to the Latest Practicable Date and for the month of April 2026 up to the Latest Practicable Date were as follows:

	Price per Share	
	Highest <i>HK\$</i>	Lowest <i>HK\$</i>
2025		
April	7.360	6.170
May	7.310	6.500
June	6.830	6.090
July	7.190	6.390
August	7.690	6.350
September	7.100	6.330
October	6.640	6.100
November	6.740	6.050
December	6.550	5.940
2026		
January	6.550	5.990
February	6.570	6.220
March	6.590	5.580
April (up to the Latest Practicable Date)	6.340	5.950

7. GENERAL

The Directors have undertaken to the Stock Exchange that, so far as the same may be applicable, they will exercise the Share Repurchase Mandate in accordance with the Listing Rules, the Memorandum of Association and the Articles of Association and the applicable laws and regulations of the Cayman Islands.

None of the Directors nor, to the best of their knowledge, having made all reasonable enquiries, any of their respective close associates (as defined in the Listing Rules), has any present intention, if the Share Repurchase Mandate is approved by the Shareholders, to sell any Shares to the Company.

No core connected person (as defined in the Listing Rules) of the Company has notified the Company that he has a present intention to sell any Shares to the Company or has undertaken not to do so, if the Share Repurchase Mandate is approved by the Shareholders.

The Directors have confirmed that the explanatory statement set out in this circular relating to the Share Repurchase Mandate contains the information required under Rule 10.06(1)(b) of the Listing Rules and that neither the explanatory statement nor the proposed repurchase of Shares has unusual features.

For any Treasury Shares deposited with CCASS pending resale on the Stock Exchange, the Company has appropriate measures to ensure that it would not exercise any Shareholders' rights or receive any entitlements which would otherwise be suspended under the relevant laws if those Shares were registered in the Company's own name as Treasury Shares. The Company has implemented the following measures in place: (i) the Company would procure its broker not to give any instructions to HKSCC to vote at general meetings for the Treasury Shares deposited with CCASS; and (ii) in the case of dividends or distributions, the Company would withdraw the Treasury Shares from CCASS, and either re-register them in the Company's own name as Treasury Shares or cancel them, in each case before the record date for the dividends or distributions, or take any other measures to ensure that it will not exercise any Shareholders' rights or receive any entitlements which would otherwise be suspended under the applicable laws if those Shares were registered in its own name as Treasury Shares.

8. EFFECTS OF TAKEOVERS CODES

If, as a result of a repurchase of Shares, a Shareholder's proportionate interest in the voting rights of the Company increases, such increase will be treated as an acquisition of voting rights for the purposes of the Takeovers Codes. Accordingly, a Shareholder, or a group of Shareholders acting in concert (within the meaning under the Takeovers Codes), depending on the level of increase in the interest of the Shareholder(s), could obtain or consolidate control of the Company and become(s) obliged to make a mandatory offer in accordance with Rule 26 of the Takeovers Codes.

As at the Latest Practicable Date, Ms. YANG Huiyan has an indirect control in 1,218,336,100 Shares representing approximately 37.41% of the issued Shares, through her 100% interest in Concrete Win Limited, 100% interest in Fortune Warrior Global Limited and the control over the voting rights of the 674,640,867 Shares in the Company held by Guoqiang Public Welfare Foundation (Hong Kong) Limited.

In the event that the Directors exercise in full the power to repurchase Shares under the Share Repurchase Mandate, then, (if the present shareholdings otherwise remain the same) the control of Ms. YANG Huiyan in the voting rights of the Company, through Concrete Win Limited, Fortune Warrior Global Limited and the control over the voting rights of the 674,640,867 Shares in the Company held by Guoqiang Public Welfare Foundation (Hong Kong) Limited, would be increased from approximately 37.41% to approximately 41.57%. In the event that the Share Repurchase Mandate is exercised in full, an obligation to make a general offer to Shareholders under Rules 26 and 32 of the Takeovers Codes may arise. The Directors have no intention to exercise the Share Repurchase Mandate which may result in possible mandatory offer being made under the Takeovers Codes or the public float of the Company falling below the minimum percentage prescribed by the Stock Exchange.

9. SHARE REPURCHASE MADE BY THE COMPANY

The Company bought back a total of 77,307,000 Shares on the Stock Exchange during the six months immediately preceding the Latest Practicable Date, details of which are as follows:

Date	No. of Shares	Price paid per Share	
		Highest HK\$	Lowest HK\$
10/10/2025	350,000	6.40	6.37
13/10/2025	300,000	6.20	6.20
14/10/2025	1,000,000	6.20	6.18
15/10/2025	200,000	6.20	6.20
16/10/2025	162,000	6.25	6.24
17/10/2025	1,000,000	6.20	6.17
22/10/2025	300,000	6.23	6.23
30/10/2025	568,000	6.20	6.18
31/10/2025	500,000	6.19	6.18
03/11/2025	500,000	6.18	6.15
04/11/2025	958,000	6.20	6.15
05/11/2025	239,000	6.20	6.15
14/11/2025	300,000	6.38	6.37
18/11/2025	900,000	6.30	6.22
19/11/2025	1,000,000	6.20	6.15
20/11/2025	1,100,000	6.19	6.18
21/11/2025	1,792,000	6.25	6.23
24/11/2025	470,000	6.40	6.40
25/11/2025	500,000	6.57	6.56
26/11/2025	690,000	6.55	6.48
27/11/2025	150,000	6.37	6.37
28/11/2025	1,000,000	6.40	6.39
01/12/2025	687,000	6.46	6.43
02/12/2025	62,000	6.41	6.41
03/12/2025	1,000,000	6.40	6.37
04/12/2025	1,003,000	6.44	6.42
05/12/2025	309,000	6.45	6.42
08/12/2025	2,000,000	6.45	6.42
09/12/2025	4,947,000	6.36	6.22
10/12/2025	4,684,000	6.26	6.19
11/12/2025	3,000,000	6.24	6.22
15/12/2025	3,000,000	6.34	6.29
16/12/2025	5,000,000	6.29	6.21
17/12/2025	3,697,000	6.33	6.22
18/12/2025	2,700,000	6.35	6.33
19/12/2025	1,000,000	6.29	6.25
24/12/2025	1,072,000	6.14	6.10
29/12/2025	2,000,000	6.10	5.95

Date	No. of Shares	Price paid per Share	
		Highest HK\$	Lowest HK\$
30/12/2025	1,043,000	6.09	6.05
31/12/2025	2,000,000	6.06	6.01
02/01/2026	816,000	6.08	6.02
07/01/2026	400,000	6.20	6.20
08/01/2026	400,000	6.25	6.17
09/01/2026	219,000	6.25	6.25
12/01/2026	1,700,000	6.28	6.23
13/01/2026	1,394,000	6.25	6.24
14/01/2026	1,000,000	6.25	6.23
15/01/2026	1,000,000	6.25	6.23
16/01/2026	1,102,000	6.23	6.15
19/01/2026	1,200,000	6.16	6.13
20/01/2026	400,000	6.20	6.20
21/01/2026	180,000	6.25	6.25
23/01/2026	2,100,000	6.33	6.21
26/01/2026	1,200,000	6.24	6.22
27/01/2026	1,504,000	6.30	6.26
28/01/2026	2,000,000	6.25	6.16
29/01/2026	600,000	6.35	6.25
30/01/2026	600,000	6.40	6.38
02/02/2026	1,800,000	6.35	6.26
03/02/2026	800,000	6.33	6.28
05/02/2026	1,000,000	6.39	6.37
06/02/2026	1,000,000	6.40	6.37
10/02/2026	700,000	6.48	6.46
11/02/2026	209,000	6.46	6.40
12/02/2026	800,000	6.47	6.42
Total:	<u>77,307,000</u>		

Save as disclosed above, the Company had not repurchased any Shares (whether on the Stock Exchange or otherwise) in the six months preceding the Latest Practicable Date.

APPENDIX II DETAILS OF RETIRING DIRECTORS TO BE RE-ELECTED

The biographical details of the Directors proposed to be re-elected at the AGM are set out as follows:

Mr. XU Binhuai (徐彬淮) (“**Mr. Xu**”), aged 47, was appointed as an executive Director, the president, the authorised representative, the chairman of the environmental, social and governance committee (the “**ESG Committee**”) and the agent for the service of process in Hong Kong (the “**Agent**”) on 10 October 2023. He was later appointed as the chairman of the debt recovery committee on 22 August 2024. Mr. Xu is primarily responsible for the overall strategic decision-making, business planning and major operational decision-making of the Group. Mr. Xu has also been directors and managers of certain members of the Group.

Mr. Xu was appointed as the vice president and the chief strategy officer of the Company successively from October 2016 to October 2023 and was primarily responsible for business innovation strategic planning, operation management, digital management, intelligent manufacturing and community life service business operation.

Prior to joining the Group, Mr. Xu served in various positions in marketing at DHL-SINOTRANS International Air Courier Ltd.* (中外運—敦豪國際航空快件有限公司), including as manager of sales performance team and regional sales and marketing planning manager, where he was mainly responsible for sales planning and performance management from November 2004 to February 2010. He served as the head of marketing department of North Asia region at American President Lines (China) Co., Ltd. (美國總統輪船(中國)有限公司), a logistics company, where he was mainly responsible for marketing and sales management in North Asia region from March 2010 to October 2012. He served as a senior project manager at Roland Berger Strategy Consultants (Shanghai) Company Limited* (羅蘭貝格企業管理(上海)有限公司), where he was in charge of business consulting services to transportation, logistics, tourism, public service sectors and other sectors from November 2012 to February 2016. Mr. Xu joined CGH as the deputy general manager of the corporate strategy office in March 2016 and was mainly responsible for strategic planning of new business lines until September 2016.

Mr. Xu graduated from Fudan University in July 2002, where he obtained a bachelor degree in macromolecular material and engineering. He graduated from the University of Hong Kong in November 2016, where he obtained a master degree in business administration.

Save as disclosed above, Mr. Xu does not hold any other positions with the Company or other members of the Group, nor has he held any directorships in the last three years in public companies the securities of which are listed on any securities market in Hong Kong or overseas.

As at the Latest Practicable Date, Mr. Xu had a direct interest in 13,240,667 Shares within the meaning of Part XV of the SFO (being interests in 1,240,667 Shares and interests in share options to subscribe for 12,000,000 Shares granted under the share option scheme of the Company adopted on 9 July 2024), representing approximately 0.41% of the issued Shares.

Save as disclosed above, Mr. Xu does not have any relationship with any other Directors, senior management, substantial Shareholders or controlling Shareholders of the Company.

APPENDIX II DETAILS OF RETIRING DIRECTORS TO BE RE-ELECTED

Mr. Xu has entered into a service agreement with the Company for a term of three years commencing on 10 October 2023 for his position as a Director, and there is no specific term for his appointment as the president, which may be terminated by either party giving not less than one month's notice in writing to the other party. Mr. Xu's position as a Director shall be subject to retirement and re-election at the annual general meetings of the Company in accordance with the Articles of Association. Mr. Xu will not receive any remuneration for acting as an executive Director, the authorised representative, the chairman of the ESG Committee, and the Agent, but is entitled to receive a basic salary of RMB128,400 per month and a discretionary special incentive and annual bonus according to his work performance and the policies and operations of the Company for his other management positions within the Group. In addition, pursuant to the president employment contract entered into between Mr. Xu and the Company, Mr. Xu is entitled to receive a basic salary of RMB80,000 per month and a discretionary special incentive and annual bonus according to his work performance and the policies and operations of the Company. Such remuneration is determined by the Board based on the recommendations of the remuneration committee of the Company, with reference to his position and duties as well as the prevailing market conditions. For the year ended 31 December 2025, Mr. Xu has received from the Group a salary of approximately RMB3.461 million, contributions to retirement benefit and other social security costs of approximately RMB0.064 million and the employee share schemes-value of employee services of approximately RMB11.225 million.

Save as disclosed above, the Board is not aware of any other matter in relation to Mr. Xu's re-election that needs to be brought to the attention of the Shareholders and any other information to be disclosed by the Company pursuant to any of the requirements under Rule 13.51(2) of the Listing Rules.

Mr. Xiao Hua (肖華) ("Mr. Xiao"), aged 48, was appointed as an executive Director on 9 March 2018 and has been the vice president of CG Life Services since February 2013 and was appointed as a member of the senior management of the Company on 3 April 2024. Mr. Xiao is primarily responsible for the overall management of Guangzhou Tianli Property Service Co., Ltd* (廣州天力物業發展有限公司), the main domestic entity of Wealth Best Global Limited, and its subsidiaries since January 2022. Mr. Xiao is also a member of the ESG Committee and the debt recovery committee of the Company, as well as a director of certain members of the Group.

From April 2002 to April 2009, Mr. Xiao worked at the Group as an assistant manager, a deputy manager and a manager at Chencun branch office in Guangdong, where he was mainly responsible for the security management and providing assistance to day-to-day operation of the branch office, and a deputy manager, a manager and a senior manager at Huabi branch office in Guangdong, where he was mainly responsible for the day-to-day operation and management of the branch office. From April 2009 to December 2009, Mr. Xiao was promoted to regional director at Changsha branch office and in January 2010, he was transferred to regional director of Zengcheng branch office, where he was primarily responsible for the overall operation, management and brand development of property management services until February 2013. From February 2013 to December 2018, Mr. Xiao served as vice president of CG Life Services, mainly responsible for the overall management of value-added services to non-property owners. Since January 2019, Mr. Xiao has started to serve as a director of Baoshihua Home Investment Management Company Limited* (寶石花家園投資管理有限公司) ("**Baoshihua**") and its subsidiaries while serving as the vice president of CG Life services, participating in the overall management of Baoshihua.

Save as disclosed above, Mr. Xiao does not hold any other positions with the Company or other members of the Group, nor has he held any directorships in the last three years in public companies the securities of which are listed on any securities market in Hong Kong or overseas.

APPENDIX II DETAILS OF RETIRING DIRECTORS TO BE RE-ELECTED

As at the Latest Practicable Date, Mr. Xiao had a direct interest in 5,755,795 Shares within the meaning of Part XV of the SFO (being interests in 755,795 Shares and interests in share options to subscribe for 5,000,000 Shares granted under the share option scheme of the Company adopted on 9 July 2024), representing approximately 0.18% of the issued Shares.

Save as disclosed above, Mr. Xiao does not have any relationship with any other Directors, senior management, substantial Shareholders or controlling Shareholders of the Company.

Mr. Xiao has entered into a service agreement with the Company for a term of three years commencing on 19 June 2024 subject to termination by not less than thirty days' notice in writing served by either party on the other and is subject to retirement from office and re-election at the annual general meetings of the Company in accordance with the Articles of Association. His emoluments are determined with reference to the terms of the service agreement in relation to his duties and responsibilities in the Company, the Company's remuneration policy and the prevailing market conditions. Pursuant to the service agreement, Mr. Xiao's remuneration will be paid by a subsidiary of the Company, and the Company will not pay other compensation for his performance of obligations under the agreement. Besides, Mr. Xiao is entitled to a year-end management bonus and performance bonus of a sum to be determined by the Board at its absolute discretion. For the year ended 31 December 2025, Mr. Xiao has received from the Group a salary of approximately RMB2.699 million, contributions to retirement benefit and other social security costs of approximately RMB0.043 million and the employee share schemes-value of employee services of approximately RMB4.677 million.

Save as disclosed above, the Board is not aware of any other matter in relation to Mr. Xiao's re-election that needs to be brought to the attention of the Shareholders and any other information to be disclosed by the Company pursuant to any of the requirements under Rule 13.51(2) of the Listing Rules.

Mr. Mei Wenjue (梅文珏) ("Mr. Mei"), aged 56, was appointed as an independent non-executive Director on 25 May 2018 and is responsible for providing independent advice to the Board. Mr. Mei is also a member of the audit committee and the remuneration committee of the Company.

From 1994 to September 2008, Mr. Mei worked at China Southern Airlines Company Limited (中國南方航空股份有限公司), a company listed on the Shanghai Stock Exchange (stock code: 600029) and the Main Board of the Stock Exchange (stock code: 1055). From September 2008 to October 2014, he served as the chief representative at the Shenzhen Office of China Europe International Business School (中歐國際工商學院). Mr. Mei served as an independent non-executive director of the board at Miko International Holdings Limited (米格國際控股有限公司), a company listed on the Main Board of the Stock Exchange (stock code: 1247) from December 2013 to March 2016 and an independent non-executive director of the board at CGH from May 2013 to March 2018. From November 2014 to December 2020, Mr. Mei also served as the general manager at Guangzhou Ruizhi Car Rental Company Limited* (廣州瑞致租車有限公司) (a company primarily engaged in car rental business). Mr. Mei is currently the director of Guangzhou Ruizhi Car Rental Company Limited* (廣州瑞致租車有限公司), where he directs the company's strategy planning and oversees the overall operations.

Mr. Mei graduated from Sun Yat-Sen University (中山大學) in the PRC, where he obtained a bachelor degree of English language and literature in June 1994 and a master degree of administrative management in June 2001. He also received a master degree in business administration from the School of Management of Cranfield University in the United Kingdom in June 2006.

APPENDIX II DETAILS OF RETIRING DIRECTORS TO BE RE-ELECTED

Save as disclosed above, Mr. Mei does not hold any other positions with the Company or other members of the Group, nor has he held any directorships in the last three years in public companies the securities of which are listed on any securities market in Hong Kong or overseas.

As at the Latest Practicable Date, Mr. Mei does not have any interest in the Shares within the meaning of Part XV of the Securities and Futures Ordinance.

Mr. Mei has given his written annual confirmation of independence to the Company and the nomination committee of the Company had assessed and reviewed it based on the independence criteria as set out in Rule 3.13 of the Listing Rules. Mr. Mei does not have any relationship with any other Directors, senior management, substantial Shareholders or controlling Shareholders. The Board is also not aware of any circumstance that might influence Mr. Mei in exercising independent judgment, and is satisfied that he has the required character, integrity, independence and experience to fulfill the role of an independent non-executive Director and he will be able to maintain an independent view of the Group's affairs. The Board considers him to be independent.

The Board is of the view that Mr. Mei is beneficial to the Board with diversity of his comprehensive business experience that contributes to invaluable expertise, continuity and stability to the Board and the Company has benefited greatly from his contribution and valuable insights derived from his in-depth knowledge of the Company. The Board believes that he will continue to contribute effectively to the Board.

Mr. Mei signed an appointment letter with the Company for a term of three years commencing on 19 June 2024 subject to termination by not less than three months' notice in writing served by either party on the other and is subject to retirement from office and re-election at the annual general meetings of the Company in accordance with the Articles of Association. His emoluments are determined with reference to his duties and responsibilities in the Company, the Company's remuneration policy and the prevailing market conditions. Under the appointment letter, Mr. Mei is entitled to receive an annual director's fee of RMB300,000. For the year ended 31 December 2025, Mr. Mei has received a director's fee of RMB300,000.

Save as disclosed above, the Board is not aware of any other matter in relation to Mr. Mei's re-election that needs to be brought to the attention of the Shareholders and any other information to be disclosed by the Company pursuant to any of the requirements under Rule 13.51(2) of the Listing Rules.

NOTICE OF THE ANNUAL GENERAL MEETING



COUNTRY GARDEN SERVICES HOLDINGS COMPANY LIMITED

碧桂园服务控股有限公司

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 6098)

NOTICE IS HEREBY GIVEN that an annual general meeting of Country Garden Services Holdings Company Limited (the “**Company**”) will be held via a virtual meeting through the online platform (the “**eVoting Portal**”) on Friday, 29 May 2026 at 3:00 p.m. for the following purposes:

1. To receive and adopt the audited consolidated financial statements, the report of the directors and the independent auditor’s report for the year ended 31 December 2025.
2. (a) To declare a final dividend of RMB4.62 cents per share for the year ended 31 December 2025, and to authorise the board of directors of the Company (the “**Board**”) to adjust the amount of such final dividend based on the principle that the total amount of such final dividend and the special dividend referred to in resolution no. 2(b) below should be approximately equivalent to and not less than 60% of the core net profit attributable to the owners of the Company for the year ended 31 December 2025 (being approximately RMB1,511.4 million).

(b) To declare a special dividend of RMB41.80 cents per share for the year ended 31 December 2025, and to authorise the Board to adjust the amount of such special dividend based on the principle that the total amount of such special dividend and the final dividend referred to in resolution no. 2(a) above should be approximately equivalent to and not less than 60% of the core net profit attributable to the owners of the Company for the year ended 31 December 2025 (being approximately RMB1,511.4 million).
3. (a) Each as a separate resolution, to re-elect the following directors of the Company (the “**Director(s)**”):
 - (1) to re-elect Mr. Xu Binhuai as an executive Director;
 - (2) to re-elect Mr. Xiao Hua as an executive Director;
 - (3) to re-elect Mr. Mei Wenjue as an independent non-executive Director; and
(b) To authorize the Board to fix the remuneration of the Directors.
4. To re-appoint Deloitte Touche Tohmatsu as auditor of the Company and to authorize the Board to fix its remuneration.

NOTICE OF THE ANNUAL GENERAL MEETING

5. To consider and, if thought fit, pass, with or without modifications, the following resolution as an ordinary resolution:

“THAT:

- (a) subject to paragraph (c) below, and pursuant to the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the **“Listing Rules”**), the exercise by the Directors during the Relevant Period (as hereinafter defined) of all the powers of the Company to issue, allot, and deal with any unissued shares and/or to sell or transfer treasury shares (if any) in the capital of the Company and to make or grant offers, agreements and options (including but not limited to warrants, bonds and debentures convertible into shares of the Company) which might require the exercise of such power be and is hereby generally and unconditionally approved;
- (b) the approval in paragraph (a) above shall authorize the Directors during the Relevant Period (as hereinafter defined) to make or grant offers, agreements and options (including warrants, bonds and debentures convertible into shares of the Company) which might require the shares of the Company to be issued either during or after the end of the Relevant Period (as hereinafter defined);
- (c) the total number of the shares of the Company allotted or agreed conditionally or unconditionally to be issued or allotted and treasury shares, if any, sold or transferred or agreed conditionally or unconditionally to be sold or transferred (whether pursuant to an option or otherwise) by the Directors pursuant to the approval in paragraph (a) above, otherwise than pursuant to (i) a Rights Issue (as hereinafter defined); or (ii) an issue of shares upon the exercise of options which may be granted under any share option scheme or under any option scheme or similar arrangement for the time being adopted for the grant or issue to grantees as specified in such share option scheme or option scheme or similar arrangement of shares or rights to acquire shares of the Company; or (iii) any scrip dividend schemes or similar arrangements providing for the issue and allotment of shares in lieu of the whole or part of a dividend on shares of the Company in accordance with the articles of association of the Company; or (iv) a specific authority granted by the shareholders of the Company in general meeting, shall not exceed 20% of the total number of shares of the Company in issue (excluding treasury shares, if any) at the date of the passing of this resolution (such total number to be subject to adjustment in the case of any conversion of all or any of the shares of the Company into larger or smaller number of shares after the passing of this resolution) and the said approval shall be limited accordingly; and
- (d) for the purpose of this resolution, **“Relevant Period”** means the period from the passing of this resolution until whichever is the earliest of:
 - (i) the conclusion of the next annual general meeting of the Company;
 - (ii) the expiration of the period within which the next annual general meeting of the Company is required by the articles of association of the Company or any applicable laws of the Cayman Islands to be held; or

NOTICE OF THE ANNUAL GENERAL MEETING

- (iii) the passing of an ordinary resolution by shareholders of the Company in general meeting revoking, varying or renewing the authority given to the Directors by this resolution; and

“Rights Issue” means an offer of shares of the Company or issue of options, warrants or other securities giving the right to subscribe for shares of the Company, open for a period fixed by the Directors to holders of shares whose names appear on the register of members of the Company (and, where appropriate, to holders of other securities of the Company entitled to the offer) on a fixed record date in proportion to their then holdings of such shares (or, where appropriate, such other securities) (subject in all cases to such exclusions or other arrangements as the Directors may deem necessary or expedient in relation to fractional entitlements or having regard to any restrictions or obligations under the laws of, or the requirements of any recognised regulatory body or any stock exchange in, any territory applicable to the Company).”

- 6. To consider and, if thought fit, pass, with or without modifications, the following resolution as an ordinary resolution:

“**THAT:**

- (a) subject to paragraph (b) below, the exercise by the Directors during the Relevant Period (as hereinafter defined) of all powers of the Company to repurchase shares of the Company on The Stock Exchange of Hong Kong Limited (the “**Stock Exchange**”) or on any other stock exchange on which the shares of the Company may be listed and which is recognised by the Securities and Futures Commission of Hong Kong and the Stock Exchange for this purpose, subject to and in accordance with all applicable laws and/or the requirements of the Listing Rules or of any other stock exchange as amended from time to time, be and is hereby generally and unconditionally approved;
- (b) the total number of shares of the Company which the Company is authorised to repurchase pursuant to the approval in paragraph (a) above during the Relevant Period (as hereinafter defined) shall not exceed 10% of the total number of shares of the Company in issue (excluding treasury shares, if any) at the date of the passing of this resolution (such total number to be subject to adjustment in the case of any conversion of all or any of the shares in the Company into larger or smaller number of shares after the passing of this resolution) and the said approval shall be limited accordingly; and
- (c) for the purposes of this resolution, “Relevant Period” means the period from the passing of this resolution until whichever is the earliest of:
 - (i) the conclusion of the next annual general meeting of the Company; or
 - (ii) the expiration of the period within which the next annual general meeting of the Company is required by the articles of association of the Company or any applicable laws of the Cayman Islands to be held; or

NOTICE OF THE ANNUAL GENERAL MEETING

(iii) the passing of an ordinary resolution by shareholders of the Company in general meeting revoking, varying or renewing the authority given to the Directors by this resolution.”

7. To consider and, if thought fit, pass, with or without modifications, the following resolution as an ordinary resolution:

“**THAT** conditional upon the passing of ordinary resolution no. 5 and 6 of this notice, the general mandate granted to the Directors to issue, allot and deal with any unissued shares and/or to sell or transfer treasury shares (if any) in the capital of the Company pursuant to the ordinary resolution no. 5 of this notice be and is hereby extended by the addition to the total number of shares of the Company repurchased by the Company under the authority granted pursuant to the ordinary resolution no. 6 of this notice, provided that such extended number shall not exceed 10% of the total number of shares of the Company in issue (excluding treasury shares, if any) at the date of the passing of this resolution (such total number to be subject to adjustment in the case of any conversion of all or any of the shares in the Company into larger or smaller number of shares after the passing of this resolution).”

By Order of the Board
Country Garden Services Holdings Company Limited
XU Binhuai
President and Executive Director

Foshan, China, 27 April 2026

Notes:

1. Any member entitled to attend and vote at the meeting shall be entitled to appoint another person as his proxy to attend and vote instead of him. A member who is the holder of two or more shares of the Company (“**Share(s)**”) may appoint more than one proxy to represent him and vote on his behalf. A proxy needs not be a member of the Company.
2. Where there are joint registered holders of any Share, any one of such persons may vote at the meeting, either via the eVoting Portal or by proxy, in respect of such Share as if he/she were solely entitled thereto. If more than one of the joint registered holders are present at the meeting via the eVoting Portal or by proxy, then the vote of one of the said persons so present whose name stands first on the register of members in respect of such Share(s), whether via the eVoting Portal or by proxy, shall be accepted to the exclusion of the votes of the other joint registered holders.
3. In order to be valid, the form of proxy together with any power of attorney or other authority (if any) under which it is signed or a notarially certified copy of that power or authority, must be deposited at the Company’s Hong Kong branch share registrar and transfer office, Tricor Investor Services Limited at 17/F, Far East Finance Centre, 16 Harcourt Road, Hong Kong not less than 48 hours before the time for holding the meeting or any adjournment thereof.

NOTICE OF THE ANNUAL GENERAL MEETING

4. The register of members of the Company will be closed from Tuesday, 26 May 2026 to Friday, 29 May 2026, both days inclusive, during which period no transfer of shares will be registered. In order to determine the identity of the shareholders who are entitled to attend and vote at the meeting, all duly completed transfer forms accompanied by the relevant share certificates must be lodged with the Company's Hong Kong branch share registrar and transfer office, Tricor Investor Services Limited at 17/F, Far East Finance Centre, 16 Harcourt Road, Hong Kong not later than 4:30 p.m. on Friday, 22 May 2026. The holders of shares whose names appear on the register of members of the Company on 26 May 2026 will be entitled to attend and vote at the meeting.
5. The register of members of the Company will be closed from Wednesday, 10 June 2026 to Thursday, 11 June 2026, both days inclusive, during which period no transfer of shares will be registered. Subject to the approval of shareholders in the meeting, the proposed final dividend and special dividend will be payable to shareholders whose names appear on the register of members of the Company on Thursday, 11 June 2026 ("**Eligible Shareholders**"). The Eligible Shareholders shall have the option to elect to receive the proposed final dividend and special dividend wholly in new Shares, partly in new Shares and partly in cash, or wholly in cash. In order to qualify for the proposed final dividend and special dividend, all duly completed transfer forms accompanied by the relevant share certificates must be lodged with the Company's Hong Kong branch share registrar and transfer office, Tricor Investor Services Limited at 17/F, Far East Finance Centre, 16 Harcourt Road, Hong Kong not later than 4:30 p.m. on Tuesday, 9 June 2026.
6. Pursuant to Rule 13.39(4) of the Listing Rules, all votes at the general meeting will be taken by poll and the Company will announce the results of the poll in the manner prescribed under Rules 13.39(5) and 13.39(5A) of the Listing Rules.
7. With regard to items 2 to 3 and 5 to 7 set out in this notice, a circular giving details of the declaration of final dividend and special dividend, the re-election of Directors, general mandates to issue and to repurchase shares of the Company will be despatched to shareholders of the Company on 27 April 2026. The biographical details of the Directors who are proposed to be re-elected at the meeting are set out in Appendix II to the circular.
8. Details of the eVoting Portal are set out in the circular despatched to the Shareholders on 27 April 2026.
9. As at the date of this notice, the Board comprised seven Directors, of which Mr. Xu Binhuai (President) and Mr. Xiao Hua are executive Directors; Ms. Yang Huiyan (Chairman) is non-executive Director; and Mr. Mei Wenjue, Mr. Rui Meng, Mr. Chen Weiru and Mr. Zhao Jun are independent non-executive Directors.

* *For identification purpose only*