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 or transferred all your shares in **Country Garden Services Holdings Company Limited**, you should at once hand this circular and the accompanying election form (if any) to the purchaser(s) or transferee(s) 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(s) or transferee(s).

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.

碧桂园服务
COUNTRY GARDEN SERVICES

COUNTRY GARDEN SERVICES HOLDINGS COMPANY LIMITED

碧 桂 園 服 務 控 股 有 限 公 司

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 6098)

SCRIP DIVIDEND SCHEME IN RELATION TO THE 2025 FINAL DIVIDEND AND THE 2025 SPECIAL DIVIDEND

9 July 2026

CONTENTS

Page

The following is a summary of the events in relation to the Scrip Dividend Scheme in the form of a timetable:

Latest date for dealings in the Shares on a cum-entitlement basis	Friday, 5 June 2026
Commencement of dealings in the Shares on an ex-entitlement basis	Monday, 8 June 2026
Latest time to lodge transfer documents for registration with the Branch Share Registrar	4:30 p.m. on Tuesday, 9 June 2026
Closure of the register of members of the Company for the purpose of determining the Shareholders' entitlement to the Relevant Dividends	Wednesday, 10 June 2026 to Thursday, 11 June 2026 (both days inclusive)
Record Date	Thursday, 11 June 2026
Latest time for return of the Election Form to the Branch Share Registrar *(Note 2)*	4:30 p.m. on Monday, 27 July 2026
Despatch of dividend warrants and/or definitive certificates for New Shares at the risk of recipients	Friday, 21 August 2026
Expected first day of dealings in New Shares	Monday, 24 August 2026 (subject to the proper receipt of definitive certificates for the New Shares by the relevant Eligible Shareholders)

Notes:

1. All references to dates and time in this circular are to Hong Kong dates and time.

2. If there is a tropical cyclone warning signal number 8 or above, "extreme conditions" caused by a super typhoon, or a "black" rainstorm warning signal in force at or at any time prior to 4:30 p.m. on Monday, 27 July 2026, the deadline for return of the Election Form will be extended. Further information is set out in the section headed "Letter from the Board – Election Form" in this circular.

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

"2025 Final Dividend"	the final dividend of RMB4.62 cents per Share for the year ended 31 December 2025 payable to the Shareholders whose names were recorded on the register of members of the Company at the close of business on the Record Date
"2025 Special Dividend"	the special dividend of RMB41.79 cents per Share for the year ended 31 December 2025 payable to the Shareholders whose names were recorded on the register of members of the Company at the close of business on the Record Date
"Board"	the board of Directors from time to time
"Branch Share Registrar"	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
"BVI"	The British Virgin Islands
"Company"	Country Garden Services Holdings Company Limited (碧桂園服務控股有限公司), 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: 6098)
"Director(s)"	the director(s) of the Company
"Election Form(s)"	the form(s) of election in relation to the Scrip Dividend Scheme for the Eligible Shareholders to elect to receive the Relevant Dividends wholly or partly in New Shares instead of in cash
"Eligible Shareholder(s)"	Shareholder(s) whose name(s) was (were) recorded on the register of members of the Company at the close of business on the Record Date
"Group"	the Company and its subsidiaries from time to time
"HK$/Hong Kong dollars"	Hong Kong dollars, the lawful currency of Hong Kong
"Hong Kong"	the Hong Kong Special Administrative Region of the PRC
"Latest Practicable Date"	Thursday, 2 July 2026, being the latest practicable date prior to the printing of this circular for ascertaining certain information contained in this circular

"Listing Rules"	the Rules Governing the Listing of Securities on the Stock Exchange, as amended or supplemented from time to time
"Macau"	the Macau Special Administrative Region of the PRC
"New Share(s)"	new Share(s) to be allotted, issued and credited as fully paid up under the Scrip Dividend Scheme
"Overseas Shareholder(s)"	Shareholder(s) whose address(es) as shown on the register of members of the Company at the close of business on the Record Date was (were) outside Hong Kong
"PRC"	the People's Republic of China, for the purpose of this circular, excluding Hong Kong, Macau and Taiwan
"Record Date"	Thursday, 11 June 2026, being the date for determining the Shareholders' respective entitlements to the Relevant Dividends
"Relevant Dividends"	2025 Final Dividend and 2025 Special Dividend
"RMB"	Renminbi, the lawful currency of the PRC
"Scrip Dividend Scheme"	the scheme offering Eligible Shareholders the scrip dividend option whereby Eligible Shareholders may elect to receive the Relevant Dividends wholly or partly by the allotment of New Shares credited as fully paid in lieu of cash dividend
"Share(s)"	ordinary share(s) of US$0.0001 each in the issued share capital of the Company (or of such other nominal amount as shall result from a sub-division, consolidation, reclassification, or reconstruction of the share capital of the Company, from time to time)
"Shareholder(s)"	registered holder(s) of the Share(s)
"Stock Exchange"	The Stock Exchange of Hong Kong Limited
"US$"	US dollar, the lawful currency of the United States of America
"%"	per cent

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

碧桂园服务
COUNTRY GARDEN SERVICES

COUNTRY GARDEN SERVICES HOLDINGS COMPANY LIMITED
碧 桂 園 服 務 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 Directors:
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 principal place of business in the PRC:
West Building of Country Garden Office
Beijiao Town, Shunde District, Foshan
Guangdong Province, PRC

Principal place of business in Hong Kong:
Unit 1603, 16th Floor, Ruttonjee House
Ruttonjee Centre
3–11 Duddell Street
Central, Hong Kong

9 July 2026

To the Shareholders

Dear Sir or Madam,

SCRIP DIVIDEND SCHEME IN RELATION TO THE 2025 FINAL DIVIDEND AND THE 2025 SPECIAL DIVIDEND

INTRODUCTION

On 27 March 2026, the Company announced the audited consolidated results of the Group for the financial year ended 31 December 2025 and the Board recommended the payment of RMB4.62 cents per Share as final dividend and RMB41.80 cents per Share as special dividend for such financial year, totalling approximately RMB1,511,400,000 (i.e. 60% of the core net profit* attributable to the owners of the Company for the year ended 31 December 2025) based on the number of issued Shares as at 27 March 2026 (i.e. 3,256,312,516 Shares). Such final dividend and special dividend are subject to adjustment based on the principle that the total amount of such final dividend and special dividend should be approximately equivalent to and not less than RMB1,511,400,000 should the total number of issued Shares on the Record Date change.

As at the Record Date, the number of Shares entitling the holders to the payment of the 2025 Final Dividend and 2025 Special Dividend was 3,256,730,489 Shares (being the total number of issued Shares as at the Record Date of 3,258,334,489 Shares less 1,604,000 Shares that have been repurchased by the Company pending cancellation before the Record Date).

Accordingly, on the Record Date, the Company announced that the final amounts of the 2025 Final Dividend and the 2025 Special Dividend shall be RMB4.62 cents per Share and RMB41.79 cents per Share respectively. The aforementioned final amounts of the 2025 Final Dividend and the 2025 Special Dividend were arrived at based on (i) the number of Shares entitling the holders to the payment of such dividends (i.e. 3,256,730,489 Shares) and (ii) the principle that the total amount of such dividends should be approximately equivalent to and not less than RMB1,511,400,000, of which the final dividend amounts to RMB150,374,250 (being 25% of the profit attributable to the owners of the Company for the year ended 31 December 2025) and the special dividend amounts to RMB1,361,025,750.

The Relevant Dividends in aggregate amount to RMB46.41 cents per Share. The Relevant Dividends are payable to the Shareholders whose names were recorded on the register of members of the Company at the close of business on the Record Date in cash with a scrip dividend option to the Eligible Shareholders.

The purposes of this circular are (i) to provide information relating to the Scrip Dividend Scheme, and (ii) set out the relevant terms, procedures and conditions and the action to be taken by the Eligible Shareholders in relation thereto if they wish to participate in the Scrip Dividend Scheme.

THE SCRIP DIVIDEND SCHEME

Under the Scrip Dividend Scheme, the Relevant Dividends are payable in cash to the Shareholders whose names were recorded on the register of members of the Company at the close of business on the Record Date, with a scrip dividend option to the Eligible Shareholders.

For the purpose of determining the Shareholders' entitlement to the Relevant Dividends, the register of members of the Company was closed from Wednesday, 10 June 2026 to Thursday, 11 June 2026 (both days inclusive). The latest time by which share transfers were accepted for registration for entitlement to the Relevant Dividends was on 4:30 p.m. on Tuesday, 9 June 2026.

* 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.

The Eligible Shareholders may elect to receive the Relevant Dividends in one of the following ways:

(a) wholly in cash at RMB46.41 cents per Share, comprising the 2025 Final Dividend of RMB4.62 cents per Share and the 2025 Special Dividend of RMB41.79 cents per Share; or

(b) an allotment of such number of New Shares credited as fully paid and having an aggregate market value (as calculated below) equal to, save for adjustment for fractions, the total amount of the Relevant Dividends which such Eligible Shareholder could otherwise elect to receive in cash (the "**Maximum Entitlement**"); or

(c) partly New Shares not exceeding the Maximum Entitlement and the remainder in cash.

If the Eligible Shareholders elect to receive the Relevant Dividends in cash, in whole or in part, such cash dividend will be paid in Hong Kong dollars which will be converted from RMB at the exchange rate of RMB1 to HK$1.14964, being the average central parity rate of RMB to Hong Kong dollars as announced by the People's Bank of China for the period from Friday, 5 June 2026 to Thursday, 11 June 2026. Accordingly, the amount of the Relevant Dividends payable in Hong Kong dollars will be HK$53.37 cents per Share, which comprises the amount of the 2025 Final Dividend and the 2025 Special Dividend payable in Hong Kong dollars of HK5.32 cents per Share and HK48.05 cents per Share respectively.

For the purpose of calculating the number of New Shares to be allotted and issued under the Scrip Dividend Scheme, the price of a New Share will be HK$5.47, which is the average closing price of one existing Share as quoted on the Stock Exchange on each of the five consecutive trading days (on which such price is available) commencing on Monday, 8 June 2026, the first day on which the Shares are traded on an ex-entitlement basis. Accordingly, an Eligible Shareholder electing for New Shares in respect of the Relevant Dividends under options (b) and (c) will receive such number of New Shares as calculated below:

$$\begin{array}{c}\text{Number of New}\\ \text{Shares to be received}\\ \text{in respect of the}\\ \text{Relevant Dividends}\\ \text{(rounded down to the}\\ \text{nearest whole number)}\end{array} = \begin{array}{c}\text{Number of Shares held}\\ \text{on the Record Date for}\\ \text{which election for}\\ \text{New Shares is made in}\\ \text{respect of the Relevant}\\ \text{Dividends}\end{array} \text{x} \frac{\begin{array}{c}\text{Relevant Dividends per Share converted into}\\ \text{Hong Kong dollars (i.e. HK\$53.37 cents)}\end{array}}{\begin{array}{c}\text{Average closing price of one existing Share}\\ \text{on each of the five consecutive trading days}\\ \text{commencing on 8 June 2026}\\ \text{(i.e. HK\$5.47)}\end{array}}$$

The number of New Shares to be received by an Eligible Shareholder will therefore be pro-rata to the number of Shares held by him/her/it on the Record Date for which election for New Shares is made, save for adjustment for fractions.

At the time the said price of a New Share was determined, the Company had no information that was not publicly available that would, or would be likely to, have a material adverse effect on the realisable price of the New Shares if the information were publicly available.

The New Shares are not renounceable and will rank pari passu in all aspects with the existing issued Shares and with one another on the date of allotment and issue of the New Shares, and will rank in full for all future dividends and distribution which may be declared, made or paid (except for the Relevant Dividends).

The number of New Shares to be issued to the Eligible Shareholders will be rounded down to the nearest whole number. Fractional entitlements to New Shares under options (b) and (c) above will be disregarded and the benefit thereof will accrue to the Company.

EFFECT OF THE SCRIP DIVIDEND SCHEME

Based on 3,256,730,489 Shares in respect of which the Relevant Dividends are payable (being 3,258,334,489 issued Shares of the Company in aggregate as at the Record Date less 1,604,000 Shares repurchased by the Company prior to the Record Date and pending cancellation) as at the close of business on the Record Date, if no election for the New Shares is received, the total cash dividend payable by the Company in respect of the Relevant Dividends will be approximately HK$1,738.12 million. If all Shareholders elect to receive their entitlements to the Relevant Dividends in the form of New Shares, the maximum number of New Shares to be issued will be approximately 317,754,490 Shares, representing approximately 9.76% of the issued share capital of the Company as at the close of business on the Record Date and approximately 8.89% of the then issued share capital of the Company as enlarged by the issue of the New Shares (assuming there will be no other changes to the number of issued Shares).

As at the Latest Practicable Date, there were outstanding options issued pursuant to the share option scheme adopted by the Company on 9 July 2024, and 214,563,750 Shares will be allotted if such outstanding options are fully exercised. Such Shares, if allotted, will not entitle the holders to the payment of the Relevant Dividends. Save as disclosed above, as at the Latest Practicable Date, the Company had no other outstanding options, warrants or other securities in issue which are convertible into or give rights to subscribe for, convert or exchange into, any Shares, as the case may be.

Eligible Shareholders should note that the New Shares may give rise to notification requirements under Part XV of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong). Eligible Shareholders who are in any doubt as to how these provisions may affect them as a result of the issue of the New Shares or as to their taxation position are recommended to consult their own professional advisers.

ADVANTAGES OF THE SCRIP DIVIDEND SCHEME

The Scrip Dividend Scheme will give the Eligible Shareholders an opportunity to increase their investment in the Company at market value without incurring brokerage fees, stamp duty and related dealing costs. The Scrip Dividend Scheme will also benefit the Company to the extent that such cash which would otherwise have been paid to the Eligible Shareholders who elect to receive the New Shares in lieu of the cash dividend, either in whole or in part, will be retained for use as working capital by the Company.

CONDITION OF THE SCRIP DIVIDEND SCHEME

The Scrip Dividend Scheme is conditional upon the Listing Committee of the Stock Exchange granting listing of, and permission to deal in, the New Shares to be allotted and issued in respect of the Relevant Dividends.

If this condition is not satisfied, the Scrip Dividend Scheme described in this circular will not become effective and the Election Forms will be void. The Relevant Dividends will then be paid wholly in cash.

ELECTION FORM

An Election Form for Eligible Shareholders to elect to receive the Relevant Dividends wholly or partly in New Shares in lieu of cash dividend is enclosed with this circular. If you wish to receive the Relevant Dividends wholly in cash, you do not need to take any action.

If you elect to receive the Relevant Dividends wholly in New Shares, or partly in cash and partly in New Shares, you should use the enclosed Election Form. If you sign the Election Form but do not specify the number of Shares in respect of which you wish to receive New Shares in lieu of the cash dividend, or if you elect to receive New Shares in respect of a greater number of Shares than your registered holding as at the Record Date, then in either case, you will be deemed to have exercised your election to receive New Shares only in respect of all the Shares registered in your name on the Record Date.

The Election Form should be completed in accordance with the instructions printed thereon and returned to the Branch Share Registrar at 17/F, Far East Finance Centre, 16 Harcourt Road, Hong Kong so as to be received no later than 4:30 p.m. on Monday, 27 July 2026. Late submissions of the Election Form will not be accepted.

No acknowledgement of receipt of the Election Form will be issued. Elections in respect of the Relevant Dividends cannot be in any way withdrawn, revoked, superseded or altered after the relevant Election Forms are signed and lodged with the Branch Share Registrar.

The latest time for return of the Election Form will be extended, as the case may be, in accordance with (a) or (b) below if a tropical cyclone warning signal number 8 or above, "extreme conditions" caused by a super typhoon, or a "black" rainstorm warning signal is in force in Hong Kong:

(a) at any time before 12:00 noon and no longer in force after 12:00 noon on Monday, 27 July 2026. The latest time for return of the Election Form will be extended to 5:00 p.m. on the same business day; or

(b) at any time between 12:00 noon and 4:30 p.m. on Monday, 27 July 2026. The latest time for return of the Election Form will be extended to 4:30 p.m. on the next business day when none of the above warning signals is in force at any time between 9:00 a.m. and 4:30 p.m.

OVERSEAS SHAREHOLDERS

This circular and the Election Form will not be registered or filed under the securities laws or equivalent legislation of any jurisdiction. No Overseas Shareholder receiving a copy of this circular and/or the Election Form in any territory outside Hong Kong may treat the same as an invitation to participate in the Scrip Dividend Scheme unless such invitation could lawfully be made to him/her without the Company having to comply with any registration or other requirements or formalities in the relevant jurisdiction. Shareholders residing in a jurisdiction where it would be illegal for the Company to make such an invitation will be deemed to have received this circular and/or the Election Form for information only.

Based on the register of members of the Company as at the Record Date, there were 210 Overseas Shareholders with registered addresses in Australia, Macau, Malaysia, New Zealand, the PRC, Taiwan, the BVI and the United States of America. No Overseas Shareholder will be excluded from participation in the Scrip Dividend Scheme.

Overseas Shareholders in Australia, Macau, Malaysia, New Zealand, Taiwan, the BVI and the United States of America

Pursuant to Rule 13.36(2) of the Listing Rules, the Company has made enquiry in respect of the legal restrictions under the laws of the relevant places and the requirements of the relevant regulatory body or stock exchange in those places for the Company to extend the Scrip Dividend Scheme to the Overseas Shareholders. On the basis of the results of such enquiries obtained as at the Record Date, the Directors note that there is no legal restriction under the laws of or the requirements of the relevant regulatory bodies or stock exchanges in Australia, Macau, Malaysia, New Zealand, Taiwan, the BVI and the United States of America with respect to the offer of the New Shares to the Overseas Shareholders with registered addresses in those jurisdictions as at the Record Date. Please pay attention to the following statements in respect of Australia, the BVI and New Zealand respectively:

Australia

This circular and the Election Form have been prepared for the purposes of compliance with the regulatory requirements applicable in respect of the Scrip Dividend Scheme in Hong Kong and the Listing Rules. This circular and the Election Form may not contain all the information required to be contained in disclosure documents under the laws of Australia. Please note that the Company is not subject to the continuous disclosure requirements of the Corporations Act 2001 (Cth) that apply in Australia.

The BVI

No Shares may be offered to any person in the BVI for purchase or subscription except under circumstances that will result in compliance with the rules concerning offering of such securities in the BVI and with the laws of the BVI. Accordingly, this circular, the accompanying Election Form and the Scrip Dividend Scheme do not constitute and shall not be construed as an offer to the public in the BVI to purchase or subscribe for Shares. Shares shall not be received for the account or benefit of any person who is a resident of, or who is domiciled in, the BVI, other than a BVI Business Company (as defined under the BVI Business Companies Act (as amended)) incorporated in the BVI that is not resident in the BVI, nor to a custodian, nominee or trustee of any such person.

New Zealand

In connection with the offer of New Shares under the Scrip Dividend Scheme, Shareholders in New Zealand have a right to receive from the Company, free of charge, a copy of the Company's latest annual report and interim report with the Company's latest published financial statements upon making a request to the Company. A copy of the latest annual report and interim report can also be obtained by electronic means from the Company's website or the Stock Exchange's website at www.hkexnews.hk.

The New Shares being offered under the Scrip Dividend Scheme are being offered to Eligible Shareholders with a registered address in New Zealand in reliance on the exclusion in clause 10 of Schedule 1 of the New Zealand Financial Markets Conduct Act 2013. This circular is not a product disclosure statement under New Zealand law and has not been registered, filed with, or approved by any New Zealand regulatory authority under or in accordance with the New Zealand Financial Markets Conduct Act 2013 or any other relevant law in New Zealand. It may not contain all the information that a product disclosure statement is required to contain under New Zealand law.

Overseas Shareholders in the PRC

As at the Record Date, there were 198 Shareholders (the "**PRC Shareholders**", excluding PRC Southbound Trading Investors as defined below) with registered address in the PRC who held an aggregate of 1,687,824 Shares, representing approximately 0.052% of the existing issued Shares.

The Board has made legal enquiries with its legal advisers on the laws of the PRC in relation to the extension of the Scrip Dividend Scheme to the PRC Shareholders. Based on the advice of the legal advisers in the PRC, there is no explicit regulatory restrictions or prohibitions with respect to despatching a copy of the circular or the Election Form to the PRC Shareholders. It is the responsibility of the PRC Shareholders to comply with any filing, registration or other legal requirements, governmental or regulatory procedures or any other similar formalities in the PRC.

In addition, there are investors from the PRC holding shares of the Company through China Securities Depository and Clearing Corporation Limited ("**ChinaClear**") as nominee under Shanghai Connect and Shenzhen Connect (the "**PRC Southbound Trading Investors**"). As at the Record Date, 872,270,043 Shares of the Company, representing approximately 26.78% of the existing issued Shares, were held by ChinaClear.

Pursuant to the Stock Exchange's Frequently Asked Questions 18.4 released in November 2014 and last updated in June 2024 on the interpretation of the Listing Rules, PRC Southbound Trading Investors can participate in the Scrip Dividend Scheme through ChinaClear. ChinaClear will provide nominee services for the PRC Southbound Trading Investors to elect to receive the Relevant Dividends pursuant to the Scrip Dividend Scheme in accordance with the relevant laws and regulations. The PRC Southbound Trading Investors should seek advice from their intermediary (including broker, custodian, nominee or ChinaClear participants) and/or other professional advisers for details of the logistical arrangements as required by ChinaClear, and provide instructions with such intermediary in relation to the election to receive the Relevant Dividends pursuant to the Scrip Dividend Scheme.

For the avoidance of doubt, the New Shares are not being offered to the public (other than the Eligible Shareholders) and the Election Forms are non-transferable.

Notwithstanding the enquiries made by the Company with its legal advisers, it is the responsibility of any Overseas Shareholder wishing to receive New Shares for the Relevant Dividends to satisfy himself/herself/itself as to full observance of the laws of any relevant jurisdiction, including obtaining any governmental or other consents or observing any requirement or formality which may be required. Overseas Shareholders who are in any doubt as to their positions should consult their own professional advisers.

STOCK EXCHANGE LISTING, CLEARING AND SETTLEMENT

Application has been made to the Listing Committee of the Stock Exchange for the grant of the listing of, and permission to deal in, the New Shares. It is expected that the dividend warrants and/or the definitive certificates for the New Shares (in case the Eligible Shareholders have elected to receive part or all of their Relevant Dividends in the form of New Shares) will be posted to the respective Shareholders at their own risk on Friday, 21 August 2026. Dealings in the New Shares on the Stock Exchange are expected to commence on Monday, 24 August 2026, subject to the proper receipt of the definitive certificates for the New Shares by the relevant Eligible Shareholders.

Subject to the granting of the listing of, and permission to deal in, the New Shares issued pursuant to the Scrip Dividend Scheme on the Stock Exchange, such New Shares will be issued on the terms disclosed to the Shareholders under this circular and be accepted as eligible securities by Hong Kong Securities Clearing Company Limited for deposit, clearance and settlement in the Central Clearing and Settlement System with effect from the commencement date of dealings in the New Shares on the Stock Exchange or such other date as determined by Hong Kong Securities Clearing Company Limited. Shareholders should seek the advice of their licensed securities dealer or registered institution in securities or other professional adviser for details of these settlement arrangements and how such arrangements will affect their rights and interests.

The Shares are only listed, and dealt in, on the Stock Exchange. No equity or debt securities of the Company is listed, or dealt in, on any other stock exchange, nor is listing, or permission to deal in, on any other exchange being, or proposed to be, sought.

New Shares issued to the Eligible Shareholders pursuant to an election to receive part or all of their Relevant Dividends in New Shares may be allocated in odd lots. No special dealing arrangements will be put in place by the Company to facilitate the trading or disposal of New Shares issued in odd lots. Shareholders should be aware that odd lots usually trade at a discount to the price of board lots.

GENERAL

Shareholders who are trustees are recommended to seek professional advice as to whether their election to receive the New Shares is within their powers and as to its effect having regard to the terms of the relevant trust instrument.

Whether or not it is to your advantage to receive cash or New Shares, in whole or in part, depends upon your own individual circumstances, and the decision in this regard and all effects resulting from that decision are your responsibility. If you are in any doubt as to what to do, you are recommended to consult your own professional advisers.

Yours faithfully,
By order of the Board
Country Garden Services Holdings Company Limited
XU Binhuai
President and Executive Director