THIS CIRCULAR IS IMPORTANT AND REQUIRES YOUR IMMEDIATE ATTENTION

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

If you have sold or transferred all your securities in Evergrande Property Services Group Limited, you should immediately deliver this circular to the purchaser or transferee or to the bank, licensed securities dealer or other agent through whom the sale or transfer was effected for transmission to the purchaser or transferee.

恒大物業
EVERGRANDE PROPERTY SERVICES

Evergrande Property Services Group Limited
恒 大 物 業 集 團 有 限 公 司

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 6666)

(1) RE-ELECTION OF DIRECTORS;
(2) RE-APPOINTMENT OF AUDITOR;
AND
(3) NOTICE OF ANNUAL GENERAL MEETING

A notice convening the annual general meeting of Evergrande Property Services Group Limited to be held physically at Meeting Room 1, 13th Floor, Guangzhou Evergrande Center, No.78 Huangpu Avenue West, Tianhe District, Guangzhou, Guangdong Province, the PRC on Tuesday, 30 June 2026 at 9:00 a.m. is set out on pages 10 to 11 of this circular. A form of proxy for use at the Annual General Meeting is also enclosed. Such form of proxy is also published on the website of The Stock Exchange of Hong Kong Limited (www.hkexnews.hk) and the Company (www.evergrandeservice.com).

Shareholders who intend to appoint a proxy to attend the Annual General Meeting shall complete the accompanying form of proxy in accordance with the instructions printed thereon and return it to the Company's Hong Kong branch share registrar, Computershare Hong Kong Investor Services Limited, at 17M Floor, Hopewell Centre, 183 Queen's Road East, Wanchai, Hong Kong, not later than 9:00 a.m., on Sunday, 28 June 2026, and in any event not later than 48 hours before the time appointed for the holding of the Annual General Meetings or any adjournment thereof. Completion and return of the form of proxy will not preclude you from attending and voting in person at the said meeting or any adjourned meeting thereof should you so wish and in such event, the form of proxy shall be deemed to be revoked.

5 June 2026

CONTENTS

In this circular, unless otherwise defined, expressions used herein shall have the following meanings:

"Annual General Meeting"	the annual general meeting of the Company to be held physically at Meeting Room 1, 13th Floor, Guangzhou Evergrande Center, No.78 Huangpu Avenue West, Tianhe District, Guangzhou, Guangdong Province, the PRC on Tuesday, 30 June 2026 at 9:00 a.m. or any adjournment thereof;
"Articles"	the amended and restated articles of association of the Company, as amended, supplemented or otherwise modified from time to time;
"Board"	the board of Directors;
"China Evergrande Group"	China Evergrande Group (in Liquidation), a company incorporated in the Cayman Islands with limited liability;
"Company"	Evergrande Property Services Group Limited, a company incorporated in the Cayman Islands with limited liability, the Shares of which are listed on the Main Board of the Stock Exchange;
"controlling shareholder(s)"	has the meaning ascribed to it in the Listing Rules;
"Director(s)"	the director(s) of the Company;
"Group"	the Company and its subsidiaries;
"HK$"	Hong Kong dollar, the lawful currency of Hong Kong;
"Hong Kong"	the Hong Kong Special Administrative Region of the PRC;
"Latest Practicable Date"	2 June 2026, being the latest practicable date prior to the printing of this circular for ascertaining certain information contained herein;
"Listing Rules"	the Rules Governing the Listing of Securities on the Stock Exchange as amended, supplemented or otherwise modified from time to time;
"PRC"	the People's Republic of China and for the purpose of this circular only, shall exclude Hong Kong, the Macao Special Administrative Region of China and Taiwan;
"RMB"	Renminbi, the lawful currency of the PRC;

"SFO"	the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong), as amended, supplemented or otherwise modified from time to time;
"Share(s)"	ordinary shares of US$0.0001 each in the share capital of the Company;
"Shareholder(s)"	the holder(s) of the Share(s);
"Stock Exchange"	The Stock Exchange of Hong Kong Limited;
"subsidiary(ies)"	has the meaning ascribed to it under the Companies Ordinance (Chapter 622 of the Laws of Hong Kong), as amended, supplemented or otherwise modified from time to time;
"substantial shareholder(s)"	has the meaning ascribed to it in the Listing Rules;
"US$"	United States dollar, the lawful currency of the United States of America; and
"%"	per cent.

Evergrande Property Services Group Limited
恒大物業集團有限公司

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 6666)

Executive Directors:
Mr. Duan Shengli *(Chairman)*
Mr. Han Chao
Mr. Hu Xu

Non-executive Directors:
Mr. Sang Quan
Mr. Lin Wuchang

Independent non-executive Directors:
Mr. Peng Liaoyuan
Ms. Wen Yanhong
Mr. Dong Xinyi
Mr. Lam Wai Hon
Mr. Hoong Cheong Thard

Registered Office:
Cricket Square
Hutchins Drive
PO Box 2681
Grand Cayman KY1-1111
Cayman Islands

Head Office and
Principal Place of Business in Hong Kong:
Room 2201, 22/F
YF Life Centre
38 Gloucester Road
Wanchai, Hong Kong

5 June 2026

To the Shareholders:

Dear Sir or Madam,

(1) RE-ELECTION OF DIRECTORS;
(2) RE-APPOINTMENT OF AUDITOR;
AND
(3) NOTICE OF ANNUAL GENERAL MEETING

INTRODUCTION

The purpose of this circular is to provide the Shareholders with the notice of the Annual General Meeting and the information reasonably necessary to enable you to make an informed decision on whether to vote for or against the proposed resolutions regarding (i) the re-election of the Directors and (ii) the re-appointment of the auditor of the Company to be put forward at the Annual General Meeting.

RE-ELECTION OF DIRECTORS

Pursuant to Article 84(1) of the Articles, at each annual general meeting, one-third of the Directors for the time being (or, if their number is not a multiple of three, the number nearest to but not less than one-third) shall retire from office by rotation, provided that every Director shall be subject to retirement at an annual general meeting at least once every three years. Accordingly, Mr. Duan Shengli, Mr. Sang Quan, Mr. Lin Wuchang and Mr. Dong Xinyi shall retire by rotation at the Annual General Meeting, and being eligible, have offered themselves for re-election.

The biographical details of the above retiring Directors who are subject to re-election at the Annual General Meeting as required to be disclosed under the Listing Rules are set out in Appendix I to this circular. The biography of Mr. Dong Xinyi, the retiring independent non-executive Director therein indicates how he contributes to the diversity of the Board and the perspectives, skills and experience he can bring to the Board.

The nomination committee of the Company (the "**Nomination Committee**") has reviewed the structure and composition of the Board, the confirmation and disclosure provided by the Directors, the qualifications, skills and experience of the retiring Directors, the time commitment and contribution of the retiring Directors and the independence of the independent non-executive Director. The Nomination Committee is of the view that the retiring Directors will continue to contribute to the Board with their respective perspectives, skills and experience, and has recommended to the Board on the re-election of the retiring Directors. In view of the above, the Board considers that the re-election of the above retiring Directors is in the best interests of the Company and the Shareholders as a whole and they should be re-elected.

Mr. Dong Xinyi, being an independent non-executive Director eligible for re-election at the Annual General Meeting, has confirmed his independence by reference to the factors set out in Rule 3.13 of the Listing Rules. The Company considers that Mr. Dong Xinyi meets the independence guidelines set out in Rule 3.13 of the Listing Rules and is independent in accordance with the terms of the guidelines.

RE-APPOINTMENT OF AUDITOR

In accordance with the Articles, Prism Hong Kong Limited will retire as the auditor of the Company at the Annual General Meeting and has indicated its willingness to be re-appointed as the auditor of the Company for the year following the conclusion of the Annual General Meeting.

An ordinary resolution will be proposed at the Annual General Meeting to approve the re-appointment of Prism Hong Kong Limited as the auditor of the Company and to authorise the Board to fix its remuneration.

The preliminary estimated audit fee for the audit services in respect of the financial year ending 31 December 2026 is in the range of RMB4.7 million to RMB5.6 million. The estimated audit fee was determined after taking into account factors including the complexity and scale of the Group's business operations, the expected scope of the audit work, the audit timetable and the level of resources required for the audit engagement.

The estimated audit fee is based on the information currently available as at the Latest Practicable Date. The final audit fee may be adjusted if there is a material change in the basis or assumptions upon which the estimated audit fee was determined, including any material change in the scope of the audit work or other relevant circumstances arising in the course of the audit. Save for such material changes, the final audit fee is not expected to differ materially from the estimated audit fee disclosed above.

NOTICE OF ANNUAL GENERAL MEETING

Set out on pages 10 to 11 of this circular is the notice of the Annual General Meeting at which ordinary resolutions will be proposed to the Shareholders to consider and approve, among others, (i) the re-election of the Directors and (ii) the re-appointment of the auditor of the Company.

FORM OF PROXY

A form of proxy for use at the Annual General Meeting is enclosed herewith, and such form of proxy is also available on the websites of the Stock Exchange (www.hkexnews.hk) and the Company (www.evergrandeservice.com). Shareholders who intend to appoint a proxy to attend the Annual General Meeting shall complete the form of proxy in accordance with the instructions printed thereon and return it to the Company's Hong Kong branch share registrar, Computershare Hong Kong Investor Services Limited, at 17M Floor, Hopewell Centre, 183 Queen's Road East, Wanchai, Hong Kong, as soon as possible but in any event not less than 48 hours before the time appointed for the holding of the Annual General Meeting or any adjournment thereof (as the case may be). Completion and return of the form of proxy will not preclude the Shareholders from attending and voting in person at the Annual General Meeting (or any adjourned meeting thereof) if they so wish and in such event, the form of proxy shall be deemed to be revoked.

VOTING BY POLL

Pursuant to Rule 13.39(4) of the Listing Rules, any vote of Shareholders at a general meeting must be taken by poll. Therefore, voting on all resolutions set out in the notice of Annual General Meeting shall be taken by way of poll.

On a poll, every Shareholder present in person or by proxy or (being a corporation) by its duly authorised representative shall have one vote for each share registered in his/her name in the register. A Shareholder entitled to more than one vote needs not use all his/her votes or cast all the votes he/she uses in the same way. As at the Latest Practicable Date, to the extent the Company is aware, having made all reasonable enquires, no Shareholder has to abstain from voting on any of the proposed resolutions. The results of the poll will be published on the websites of the Company and the Stock Exchange after the Annual General Meeting in the manner prescribed under Rule 13.39(5) of the Listing Rules.

CLOSURE OF REGISTER OF MEMBERS

For determining the entitlement of Shareholders to attend and vote at the Annual General Meeting, the register of members of the Company will be closed from Thursday, 25 June 2026 to Tuesday, 30 June 2026, both days inclusive, during which period no transfer of Shares can be registered.

In order to be eligible to attend and vote at the Annual General Meeting, all share transfer documents, accompanied by the relevant share certificates, must be lodged with the Company's Hong Kong branch share registrar, Computershare Hong Kong Investor Services Limited, at Shops 1712-1716, 17th Floor, Hopewell Centre, 183 Queen's Road East, Wanchai, Hong Kong, not later than 4:30 p.m. on Wednesday, 24 June 2026. The record date of the Annual General Meeting will be Tuesday, 30 June 2026.

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.

RECOMMENDATIONS

The Board considers that the proposed ordinary resolutions set out in the notice of the Annual General Meeting are in the best interests of the Company and the Shareholders as a whole. Accordingly, the Board recommends the Shareholders to vote in favour of all the resolutions to be proposed at the Annual General Meeting.

By order of the Board
Evergrande Property Services Group Limited
Duan Shengli
Executive Director

The following are the biographies of the Directors proposed for re-election at the Annual General Meeting.

Save as disclosed herein, none of the following Directors (i) holds any directorships in other listed public companies in Hong Kong or overseas in the last three years; (ii) holds any other positions with the Company and its subsidiaries; (iii) has any relationship with any Directors, senior management, substantial or controlling shareholders (as defined under the Listing Rules); and (iv) does not have any interests in the Shares or underlying Shares within the meaning of Part XV of the SFO.

Save as disclosed herein, there is no other matter that needs to be brought to the attention of the Shareholders and there is no information relating to the following Directors which is required to be disclosed pursuant to any of the requirements of Rule 13.51(2)(h) to (v) of the Listing Rules.

DIRECTOR CANDIDATES

Mr. Duan Shengli (段勝利)

Mr. Duan Shengli ("**Mr. Duan**"), aged 43, was appointed as an executive Director on 22 July 2022. He is also the chairman of the Board and the chairman of the Nomination Committee.

Mr. Duan has over 20 years of experience in the development, operation of real estate projects and property management. Mr. Duan joined China Evergrande Group in July 2005 and has served in various positions, including the chairman of the Beijing company of Evergrande Real Estate Group, chairman of the Henan company of Evergrande Real Estate Group, chairman of Fairyland Creative Design Group. Mr. Duan is currently a president of the Group.

Mr. Duan obtained his bachelor's degree from Tsinghua University in July 2005.

The Company has entered into a service agreement with Mr. Duan for a term of three years, subject to retirement by rotation and re-election at the annual general meeting of the Company in accordance with the Articles. Mr. Duan will not receive any director's emolument for his service as an executive Director.

As at the Latest Practicable Date, Mr. Duan was interested in 3,550,000 Shares, 10,000 shares of China Evergrande Group, and 20,600,000 share options to subscribe for 20,600,000 shares in China Evergrande Group.*

Mr. Sang Quan (桑權)

Mr. Sang Quan ("**Mr. Sang**"), aged 36, was appointed as a non-executive Director on 21 June 2023.

* Mr. Duan has issued a notice waiving share options to the Liquidators of China Evergrande Group.

Mr. Sang joined Evergrande Real Estate Group in July 2013 and had served in various positions, including project management engineer at the management and supervision center of Evergrande Real Estate Group, secretary to the executive vice president of human resources and administration center of Evergrande Real Estate Group, general manager of the Guangzhou Panyu project of the Pearl River Delta company of Evergrande Real Estate Group, and executive deputy general manager of the Guangdong company of Evergrande Automobile Industry Park Group. Mr. Sang is currently a deputy general manager of the Guangdong company of Evergrande Real Estate Group.

Mr. Sang obtained a bachelor's degree from Huazhong University of Science and Technology in July 2013.

The Company has entered into a service agreement with Mr. Sang for a term of three years, subject to retirement by rotation and re-election at the annual general meeting of the Company in accordance with the Articles. Mr. Sang receives a director's emolument of RMB180,000 per annum, which was determined by the Board with reference to his experience and duties and responsibilities in the Company and the prevailing market conditions.

As at the Latest Practicable Date, Mr. Sang was interested in 1,000 Shares, 55,500 shares of China Evergrande New Energy Vehicle Group Limited, and 150,000 share options to subscribe for 150,000 shares in China Evergrande Group.

Mr. Lin Wuchang (林五昌)

Mr. Lin Wuchang ("**Mr. Lin**"), aged 50, was appointed as a non-executive Director on 21 June 2023.

Mr. Lin joined Evergrande Real Estate Group in January 2010 and had served in various positions, including manager of engineering department of the Guangdong company of Evergrande Real Estate Group, deputy manager and manager of various project engineering departments, engineering director of the urban renewal company, and deputy general manager of the Jiangmen project of the Shenzhen company of Evergrande Real Estate Group. Mr. Lin is currently the regional manager of Zhuhai of the Shenzhen company of Evergrande Real Estate Group.

Mr. Lin obtained a bachelor's degree from Chang'an University in July 2000.

The Company has entered into a service agreement with Mr. Lin for a term of three years, subject to retirement by rotation and re-election at the annual general meeting of the Company in accordance with the Articles. Mr. Lin receives a director's emolument of RMB180,000 per annum, which was determined by the Board with reference to his experience and duties and responsibilities in the Company and the prevailing market conditions.

As at the Latest Practicable Date, Mr. Lin was interested in 70,000 share options to subscribe for 70,000 shares in China Evergrande Group.

Mr. Dong Xinyi (董心怡)

Mr. Dong Xinyi ("**Mr. Dong**"), aged 55, was appointed as an independent non-executive Director on 27 September 2023. He is also the chairman of the remuneration committee and a member of each of the audit committee and nomination committee of the Company. Mr. Dong is responsible for providing independent advice on the operation and management of the Board.

Mr. Dong is an economist with over 30 years of experience in investment banking, financial management and asset management. From September 1990 to November 1999, Mr. Dong worked at the Guangdong branch of Bank of China, holding various positions including deputy section chief of the risk management department. From December 1999 to December 2011, Mr. Dong worked at the Guangdong branch of China Orient Asset Management Co., Ltd., where he held different positions including senior manager of the market development department and risk management department. From January 2012 to February 2019, Mr. Dong worked at Dong Yin Development (Holdings) Limited (a wholly-owned subsidiary of China Orient Asset Management Co., Ltd. in Hong Kong), where he served as deputy managing director. Mr. Dong served as a visiting professor at the School of Economics and Statistics at Guangzhou University and was a visiting professor at the School of Applied Economics at Guangdong Baiyun University. Currently, Mr. Dong is an external director of Guangdong Provincial Port & Shipping Group Co., Ltd. and Guangdong Yuehai Capital Group Co., Ltd..

Mr. Dong obtained his Master's degree from Huazhong University of Science and Technology in July 2010.

The Company has entered into a letter of appointment with Mr. Dong for a term of three years, subject to retirement by rotation and re-election at the annual general meeting of the Company in accordance with the Articles. Mr. Dong receives a director's emolument of HK$504,000 per annum, which was determined by the Board with reference to his experience, duties and responsibilities in the Company and the prevailing market conditions.

Evergrande Property Services Group Limited
恒大物業集團有限公司

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 6666)

NOTICE IS HEREBY GIVEN that the annual general meeting (the "**Annual General Meeting**") of Evergrande Property Services Group Limited (the "**Company**") will be held physically at Meeting Room 1, 13th Floor, Guangzhou Evergrande Center, No.78 Huangpu Avenue West, Tianhe District, Guangzhou, Guangdong Province, the PRC, on Tuesday, 30 June 2026 at 9:00 a.m., for the following purposes:

ORDINARY RESOLUTIONS

(1) To receive, consider and adopt the audited consolidated financial statements of the Company and its subsidiaries and the reports of the directors of the Company (the "**Directors**") and the independent auditor of the Company (the "**Auditor**") for the year ended 31 December 2025.

(2) (i) To re-elect Mr. Duan Shengli as an executive Director;

(ii) To re-elect Mr. Sang Quan as a non-executive Director;

(iii) To re-elect Mr. Lin Wuchang as a non-executive Director; and

(iv) To re-elect Mr. Dong Xinyi as an independent non-executive Director.

(3) To authorise the board of Directors (the "**Board**") to fix the remuneration of the Directors.

(4) To re-appoint Prism Hong Kong Limited as the Auditor and authorise the Board to fix the Auditor's remuneration.

By order of the Board
Evergrande Property Services Group Limited
Duan Shengli
Executive Director

Hong Kong, 5 June 2026

Registered Office:
Cricket Square
Hutchins Drive
PO Box 2681
Grand Cayman KY1-1111
Cayman Islands

Head Office and Principal Place of Business in Hong Kong:
Room 2201, 22/F
YF Life Centre
38 Gloucester Road
Wanchai, Hong Kong

Notes:

1. A member entitled to attend and vote at the above meeting may appoint one or, if he holds two or more shares, more proxies to attend and vote instead of him. A proxy needs not be a member of the Company.

2. Where there are joint holders of any share, any one of such joint holder may vote, either in person or by proxy, in respect of such share as if he were solely entitled thereto, but if more than one of such joint holders be present at the meeting, the vote of the senior who tenders a vote, whether in person or by proxy, shall be accepted to the exclusion of the votes of the other joint holders, and for this purpose seniority shall be determined by the order in which the names stand in the register of members of the Company in respect of the joint holding.

3. In order to be valid, a form of proxy together with the power of attorney (if any) or other authority (if any) under which it is signed or a certified copy thereof shall be deposited at the Company's Hong Kong branch share registrar, Computershare Hong Kong Investor Services Limited, at 17M Floor, Hopewell Centre, 183 Queen's Road East, Wanchai, Hong Kong, not less than 48 hours before the time appointed for the holding of the meeting or any adjournment thereof (i.e. on or before 9:00 a.m., Sunday, 28 June 2026, Hong Kong time). The form of proxy will be published on the website of the Stock Exchange.

4. Completion and return of the form of proxy will not preclude a member from attending and voting in person at the meeting should he so wishes. In such event, the form of proxy shall be deemed to be revoked.

5. The record date of the Annual General Meeting will be Tuesday, 30 June 2026 and the register of members of the Company will be closed from Thursday, 25 June 2026 to Tuesday, 30 June 2026 (both days inclusive) during which period no transfer of shares will be registered. In order to qualify for the entitlement to attend and vote at the forthcoming Annual General Meeting, all transfers accompanied by the relevant share certificates must be lodged with the Company's Hong Kong branch share registrar, Computershare Hong Kong Investor Services Limited, at Shops 1712-1716, 17th Floor, Hopewell Centre, 183 Queen's Road East, Wanchai, Hong Kong for registration not later than 4:30 p.m. on Wednesday, 24 June 2026 (Hong Kong time).

6. As at the date of this notice, the Board comprises Mr. Duan Shengli, Mr. Han Chao and Mr. Hu Xu as executive Directors; Mr. Sang Quan and Mr. Lin Wuchang as non-executive Directors; and Mr. Peng Liaoyuan, Ms. Wen Yanhong, Mr. Dong Xinyi, Mr. Lam Wai Hon and Mr. Hoong Cheong Thard as independent non-executive Directors.