



Finland Living Services Group Limited 方圓生活服務集團有限公司

(formerly known as Finland Real Estate Services Group Limited 方圓房地產服務集團有限公司)

(Incorporated in the Cayman Islands with limited liability)

(於開曼群島註冊成立的有限公司)

(Stock Code: 9978)

(股份代號：9978)

NOTIFICATION LETTER 通知信函

September 10, 2026

Dear Registered Shareholder,

Finland Living Services Group Limited (the "Company")

— Notice of publication of Circular together with Notice of Extraordinary General Meeting and Proxy Form of the Company (the "Current Corporate Communication")

The English and Chinese versions of the Company's Current Corporate Communications are now available on the Company's website at <http://www.finelandassets.com/> and the website of The Stock Exchange of Hong Kong Limited (the "Stock Exchange") at www.hkexnews.hk respectively (the "Website Version"). The Company strongly recommends you to access the Website Version of the Current Corporate Communication and all future Corporate Communications ^(Note). If you have elected to receive the Corporate Communications in printed form, the Current Corporate Communication is enclosed.

If you for any reason have difficulty in receiving email notification or gaining access to the Website Version of the Corporate Communications and would like to receive the Current Corporate Communication and all future Corporate Communications in printed form, please complete, sign the enclosed Reply Form and return it to the Company's branch share registrar in Hong Kong, Computershare Hong Kong Investor Services Limited ("Branch Share Registrar") at 17M Floor, Hopewell Centre, 183 Queen's Road East, Wanchai, Hong Kong by post using the provided prepaid mailing label (no stamp is needed if posted in Hong Kong). The Company will promptly upon your request send the Current Corporate Communications to you in printed form free of charge.

It is the responsibility of registered shareholders to provide a functional email address. If you have not provided your email address to the Company or need to update your email address, the Company recommends you to provide your email address by completing, signing the enclosed Reply Form and returning to the Branch Share Registrar at the above-mentioned address by post. If the Company does not have your functional email address, until such time that the functional email address is provided to the Branch Share Registrar, you will be unable to receive via email notices of publication of the Website Version of Corporate Communications ("Notice of Publication") and Actionable Corporate Communications in electronic form. As such, the Company would only be able to send you the Notice of Publication and the Actionable Corporate Communications in printed form.

Should you have any queries relating to this letter, please contact the Hotline at (852) 5478 0938 during business hours from 9:00 a.m. to 6:00 p.m. (Hong Kong time), Mondays to Fridays, excluding Hong Kong public holidays.

Yours faithfully,
By order of the Board
Finland Living Services Group Limited
Sun Ligong
Executive Director

Note: Corporate Communications include any document(s) issued or to be issued by the Company for the information or action of holders of any of its securities or the investing public, including but not limited to (a) the directors' report and its annual accounts together with a copy of the auditors' report and, where applicable, its summary financial report; (b) the interim report and, where applicable, its summary interim report; (c) the quarterly report, if any; (d) a notice of meeting; (e) a listing document; (f) a circular; (g) a proxy form; and (h) Actionable Corporate Communications.

Actionable Corporate Communications refer to any corporate communications that seek instructions from the Shareholders on how they wish to exercise their rights or make elections as Shareholders.

各位登記股東：

方圓生活服務集團有限公司(「本公司」)

一 於2026年9月10日刊發的通函與股東特別大會通告及代表委任表格(「本次公司通訊」)之發佈通知

本公司的本次公司通訊之中、英文版本已分別上載於本公司網站(<http://www.finelandassets.com/>)及香港聯合交易所有限公司(「聯交所」)之網站(www.hkexnews.hk)(「網站版本」)。我們建議閣下閱覽本公司本次及日後公司通訊(附註)的網站版本。如閣下已選擇收取公司通訊的印刷本，隨函附上本次公司通訊。

如閣下因任何理由無法以電子郵件方式收取或閱覽公司通訊的網站版本及欲索取本次公司通訊及日後公司通訊的印刷本，請填妥及簽署隨附之回條，並以已預付郵費的郵寄標籤寄回本公司之香港股份過戶登記分處香港中央證券登記有限公司(「股份過戶登記分處」)以轉交本公司，地址為香港灣仔皇后大道183號合和中心17M樓(如在香港投寄毋須貼上郵票)。本公司會因應閣下之要求立即寄上公司通訊的印刷本，費用全免。

登記股東有責任提供有效的電子郵件地址。如閣下尚未提供閣下之電子郵件地址予本公司，或需更新閣下之電子郵件地址，本公司建議閣下填妥及簽署隨附之回條，並按上述地址以郵寄方式交回本公司的股份過戶登記分處。如果本公司沒有收到閣下的有效電子郵件地址，閣下將無法透過電子郵件方式收取以電子方式發送的公司通訊網站版本的登載通知(「登載通知」)及可供採取行動的公司通訊。本公司只能以印刷本方式向閣下發送登載通知及可供採取行動的公司通訊之印刷本予閣下，直至股份過戶登記分處收到閣下有效的電子郵件地址為止。

如閣下對本函件內容有任何疑問，請於辦公時間星期一至五(香港公眾假期除外)上午9時正至下午6時正(香港時間)期間致電熱線(852) 5478 0938查詢。

承董事會命
方圓生活服務集團有限公司
執行董事
孫立功
謹啟

2026年9月10日

附註：公司通訊包括本公司發佈或將予發佈以供其任何證券持有人或投資大眾參照或採取行動的任何文件，其中包括但不限於(a)董事會報告，公司年度賬目連同核數師報告以及(如適用)財務摘要報告；(b)中期報告及(如適用)中期摘要報告；(c)季度報告(如有)；(d)會議通告；(e)上市文件；(f)通函；(g)代表委任表格；及(h)可供採取行動的公司通訊。

可供採取行動的公司通訊是指任何涉及要求股東指示其擬如何行使其有關股東權利的公司通訊。

To: Unit B, 17/F, United Centre, 95 Queensway, Admiralty, Hong Kong

致：香港金鐘金鐘道95號統一中心17樓B室

請從以下選項中只選擇其中一項

I/we hereby provide my/our email address in writing for receipt of future Corporate Communications of the company (the “Company”) via electronic dissemination

本人／吾等現以書面提供本人／吾等之的電子郵件地址，以確保收到公司（「本公司」）通過電子方式發佈的未來公司通訊。

已登記股東姓名：

[illegible]

I/we hereby request for receipt of Corporate Communications in printed form (Please mark “✓” in the below box if applicable), and noted that this instruction is valid only for one year starting from the receipt date of instruction. ^(Note 5)

本人／吾等現要求收取公司通訊印刷版(如適用，請在以下方框內劃上「✓」)，並已知悉本指示由收取指示日期起計一年內有效。^(附註5)

☐ receive Corporate Communications in printed form.
收取公司通訊印刷本。

Address 地址： (Please use BLOCK LETTERS 請用正楷填寫)

簽名：(附註1)

聯絡電話號碼：

日期：

姓名：

1. Please complete all your details clearly. If your shares are held in joint names, all of the joint shareholders should jointly sign this Reply Form in order to be valid.

2. Any Reply Form with no signature or otherwise incorrectly completed will be void.
任何回條若未有簽署或在其他方面填寫不正確，則本回條將會作廢。
3. If the Company does not receive a functional email address in your reply, you will be unable to receive notifications regarding the publication of Corporate Communications.
如本公司沒有收到閣下的有效電子郵件地址，閣下將無法收到有關發佈公司通訊的通知。
4. If you provide more than one email address by email, reply form and/or other means, only the latest one email address provided will be registered.
如閣下通過電郵、回條及／或其他方式提供多於一個的電子郵件地址，只有閣下最後提供的電子郵件地址將會被用於登記。
5. If you mark “✓” in the box in Option 2, no email address will be registered and only Corporate Communications in printed form will be received.
如閣下在選項2方格內劃上「✓」號，將不會有電子郵件地址被登記，只有公司通訊的印刷版會被收取。
6. For the avoidance of doubt, the Company does not accept any other instructions given on this Reply Form.
為免存疑，在本回條上的任何額外指示，本公司將不予處理。

收集個人資料聲明

- (i) “Personal Data” in this statement has the same meaning as “personal Data” in the Personal Data (Privacy) Ordinance, Chapter 486 of the Laws of Hong Kong (“PDPO”). 本聲明中所指的「個人資料」與香港法例第486章《個人資料(私隱)條例》(《私隱條例》)中「個人資料」的涵義相同。
- (ii) Your Personal Data provided in this Reply Form will be used in connection with, including but not limited to, the Company’s electronic dissemination of Corporate Communications and to liaise with you on other matters relating to your holdings in the Company. Your supply of Personal Data to the Company is on a voluntary basis. In case of a failure to provide sufficient information, the Company may not be able to process your instruction and/or request as stated in this Reply Form. 閣下於本回覆所提供的個人資料將用於(包括但不限於)有關本公司以電子方式發布公司通訊及就 閣下持有的本公司證券有關的其他事宜上與 閣下聯絡。閣下是自願向本公司提供個人資料。若 閣下未能提供足夠資料，本公司可能無法處理 閣下在本回條上所述的指示及／或要求。
- (iii) Your Personal Data may be disclosed or transferred by the Company to its subsidiaries, the Share Registrars, and/or other companies or bodies for any of the stated purposes, or when it is required to do so by law and will be retained for such period as may be necessary for our verification and record purposes. 本公司可就任何所說明的用途或在法例規定的情況下，將 閣下的個人資料披露或轉移給本公司的附屬公司、股份過戶處、及／或其他公司或團體，並將在適當期間保留該等個人資料作核實及紀錄用途。
- (iv) You have the right to request access to and/or correction of your Personal Data in accordance with the provisions of the PDPO. Any such request for access to and/or correction of your Personal Data should be in writing, by mail to the Company at Unit B, 17/F, United Centre, 95 Queensway, Admiralty, Hong Kong or by email at ir@fydc.cn. 閣下有權根據《私隱條例》的條文查閱及／或修改 閣下的個人資料。任何該等查閱及／或修改個人資料的要求均須以書面方式郵寄至本公司(地址為香港金鐘道95號統一中心17樓B室)，或發送電郵至ir@fineland.cn。



Please use your own envelope stuck with stamp to return
this Reply Form to us.

當閣下寄回此回條時，請自備信封，並貼上郵票郵寄。

Mailing address:

Fineland Living Services Group Limited
方圓生活服務集團有限公司
Unit B, 17/F, United Centre
95 Queensway, Admiralty, Hong Kong
香港金鐘金鐘道95號統一中心17樓B室