Ling Yue Services Group Limited
領悅服務集團有限公司

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 2165)

PROPOSED ACQUISITION OF THE LAND IN SICHUAN THROUGH PUBLIC TENDER

THE PROPOSED LAND ACQUISITION

The Board announces that the Company will submit a bid on 3 August 2026 for the proposed acquisition of the land use rights of the Land offered for sale by Xichang Natural Resources Bureau through public tender, i.e. the Proposed Land Acquisition.

According to the requirements stipulated in the Public Tender Announcement, the successful bidder is required to enter into a completion confirmation and grant of land use rights contract with Xichang Natural Resources Bureau in respect of the Proposed Land Acquisition within the relevant periods as stipulated in the Public Tender Announcement.

The Public Tender

The Company will undergo the process of public tender in the Online Transfer System in accordance with the regulations of Xichang Natural Resources Bureau. Prospective bidders are subject to the qualification criterion as stipulated in the Public Tender Announcement and are required to pay a deposit of RMB8.33 million to Xichang Natural Resources Bureau, which shall be applied to settle the final bid price for the Proposed Land Acquisition if successful, or otherwise refunded to the failed bidders without interest.

The Public Tender Announcement was published on the website of the Online Transfer System on 11 July 2026.

As at the date of this announcement, the Company has not entered into any arrangement or contract with Xichang Natural Resources Bureau. The Company will make further announcement in compliance with Chapter 14 of the Listing Rules upon entering into the grant of land use rights contract after becoming the successful bidder.

Bidding price

The official initial price of the bid for the Proposed Land Acquisition is RMB41.65 million (tax exclusive). The Company will make further announcement as to the bidding price of the Company in compliance with Chapter 14 of the Listing Rules as and when appropriate. The Company will pay the bidding deposit in the amount of RMB8.33 million as required under the Public Tender Announcement after publication of this announcement.

The Land

The Land is situated at East side of Sichuan College of Applied Sciences and West side of Bangtai Jiuxitai, Xichang City, Sichuan Province, the PRC with a site area of 6,186.13 sq.m. The Land is designated for commercial use for a term of grant of 40 years. The overall plot ratio of the Land shall be less than 1.5.

SOURCE OF FUNDING

The consideration for the Proposed Land Acquisition will be funded by the Group's internal resources.

REASONS FOR AND BENEFITS OF THE PROPOSED LAND ACQUISITION

The Land is situated in a prime location in Xichang City, Sichuan Province, the PRC, with convenient transportation access and well-established ancillary facilities, and is currently a scarce land parcel available for supply in Xichang City. If the Company successfully wins the bid at the relevant public tender, it intends to develop the land for commercial use and sell the properties in the market.

The Company currently operates property management services business in Xichang and has an existing customer base in the city, providing it with certain customer resources for property development. The overall real estate market in Xichang remains healthy, and given the favourable location of the land parcel in Xichang, the provision of quality commercial products is expected to attract repeat purchases from the Company's existing property management customers as well as new customers.

It is expected that the development of the project will generate potential investment returns and create higher financial returns for the Company and the Shareholders.

Thus, the Directors consider that the Proposed Land Acquisition is fair and reasonable and in the interest of the Company and the Shareholders as a whole.

GENERAL INFORMATION

The Company

The Group is principally engaged in the provision of property management services, value-added services to non-property owners and community value-added services for residential and non-residential properties in the PRC.

Xichang Natural Resources Bureau

Xichang Natural Resources Bureau, a PRC government bureau, is the vendor of the Land and is responsible for the related work of the transfer of the Land, including information disclosure, data review, confirmation of transaction eligibility, and signing of the land use rights grant contract in respect of the sale of the Land.

LISTING RULES IMPLICATIONS

Based on the official initial price of the bid for the Proposed Land Acquisition, one or more of the applicable percentage ratios in respect of the Proposed Land Acquisition will exceed 5% but all of which will be less than 25%. Accordingly, the Proposed Land Acquisition (if materialized) will at least constitute a discloseable transaction for the Company and will be subject to the reporting and announcement requirements under Chapter 14 of the Listing Rules.

To the best of the knowledge, information and belief of the Directors, after having made all reasonable enquiries, no Shareholders or any of their respective associates have any material interest in the transactions contemplated under the Proposed Land Acquisition. As such, no Shareholders would be required to abstain from voting in favour of the resolution approving the Proposed Land Acquisition.

If the Company successfully wins the bid for the Proposed Land Acquisition and it remains to be a discloseable transaction for the Company, the Company will issue further announcement based on the final bid price and re-comply with all applicable requirements under Chapter 14 of the Listing Rules.

In the event that the ongoing bid price during the bidding process would cause any of the applicable percentage ratios to exceed 25% but less than 100%, the Proposed Land Acquisition would constitute a major transaction for the Company under Chapter 14 of the Listing Rules. In such circumstances, the Company will not continue to participate in the bidding process and will not proceed with the Proposed Land Acquisition.

As the Proposed Land Acquisition may or may not proceed, the Shareholders and potential investors are advised to exercise caution when dealing in the securities of the Company.

DEFINITIONS

In this announcement, the following expressions have the meanings set out below unless the context requires otherwise:

"Board"	the board of Directors
"Company"	Ling Yue Services Group Limited (領悅服務集團有限公司) (formerly known as Ling Yue Group Limited (領悅集團有限公司)), an exempted company incorporated in the Cayman Islands with limited liability, the Shares of which are listed on the main board of the Stock Exchange (stock code: 2165)
"Director(s)"	the director(s) of the Company
"Group"	the Company and its subsidiaries
"Land"	land parcel no. XC1-AC-011 with a site area of 6,186.13 sq.m., located at East side of Sichuan College of Applied Sciences and West side of Bangtai Jiuxitai, Xichang City, Sichuan Province, the PRC
"Listing Rules"	the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited
"Online Transfer System"	中國土地市場網 (China Land Market Network*) is the official national platform for publishing land supply and transaction information in the PRC and is operated by the Real Estate Registration Center of the Ministry of Natural Resources
"plot ratio"	the ratio of the gross floor area (excluding floor area below ground) of all buildings to their site area
"PRC"	the People's Republic of China
"Proposed Land Acquisition"	the proposed acquisition of the land use rights of the Land through public tender from Xichang Natural Resources Bureau
"Public Tender Announcement"	the public tender announcement published on the website of the Online Transfer System on 11 July 2026 in respect of the Proposed Land Acquisition

"RMB"	Renminbi, the lawful currency of the PRC
"Shareholder(s)"	shareholders of the Company
"sq.m."	square metres
"Stock Exchange"	The Stock Exchange of Hong Kong Limited
"Xichang Natural Resources Bureau"	西昌市自然資源局 (Xichang Natural Resources Bureau*), a PRC government bureau
"%"	per cent.

* *For identification purposes only*

By Order of the Board
Ling Yue Services Group Limited
Liu Yuqi
Chairman

Hong Kong, 2 August 2026

As at the date of this announcement, the Board comprises Mr. Liu Yuqi and Ms. Luo Hongping as executive Directors; Ms. Wang Tao and Ms. Hou Sanli as non-executive Directors; and Ms. Luo Ying, Mr. Hu Ning and Mr. Zhang Guanghu as independent non-executive Directors.