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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 other registered institution in securities, bank manager, solicitor, professional accountant or other professional adviser.

If you have sold or transferred all your shares in Roiserv Lifestyle Services Co., Ltd., you should at once hand this circular, together with the accompanying proxy form, to the purchaser or 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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Roiserv Lifestyle Services Co., Ltd.

榮萬家生活服務股份有限公司

(a joint stock company incorporated in the People's Republic of China with limited liability)

(Stock Code: 2146)

**(1) PROPOSED CHANGE OF REGISTERED ADDRESS AND
PROPOSED AMENDMENTS TO THE ARTICLES OF ASSOCIATION;
AND
(2) NOTICE OF THE EGM**

Capitalized terms used on this cover shall have the same meanings as those defined in the section headed “Definitions” in this circular, unless the context requires otherwise.

A notice convening the EGM to be held at 10 a.m. on Wednesday, October 21, 2026 at RiseSun Development Mansion, 81 Xiangyun Road, Economic and Technological Development Area, Langfang, Hebei Province, the PRC is set out on pages 8 to 9 of this circular. A proxy form for use at the EGM is enclosed in this circular. Such proxy form for use at the EGM is published on the websites of the Stock Exchange (www.hkexnews.hk) and the Company (www.roiserv.com).

Shareholders who intend to appoint a proxy to attend the EGM shall complete and return the enclosed proxy form in accordance with the instructions printed thereon not less than 24 hours before the time fixed for holding the EGM or any adjournment thereof (as the case may be). Completion and return of the proxy form will not preclude Shareholders from attending and voting in person at the EGM or any adjourned meeting thereof if they so wish.

September 29, 2026

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DEFINITIONS

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

“Articles of Association”	the articles of association of the Company currently in force
“Board”	the board of Directors of the Company
“Company”	Roiserv Lifestyle Services Co., Ltd. (榮萬家生活服務股份有限公司), a joint stock company established in the PRC with limited liability and the H Shares of which are listed on the Main Board of the Stock Exchange (Stock Code: 2146)
“Company Law”	the Company Law of the People’s Republic of China
“Director(s)”	the director(s) of the Company
“Domestic Share(s)”	the ordinary share(s) in the capital of the Company issued by the Company in the PRC, with a nominal value of RMB1.00 each, which are subscribed for and paid up in RMB by PRC natural persons or entities established under the relevant laws of the PRC
“EGM”	the extraordinary general meeting or any adjournment thereof of the Company to be held at 10 a.m. on Wednesday, October 21, 2026 at RiseSun Development Mansion, 81 Xiangyun Road, Economic and Technological Development Area, Langfang, Hebei Province, the PRC to consider and, if appropriate, to approve the resolutions contained in the notice of the EGM which is set out on pages 8 to 9 of this circular
“H Share(s)”	the overseas listed foreign share(s) in the ordinary share capital of the Company with a nominal value of RMB1.00 each, which are subscribed for and traded in Hong Kong Dollars and listed on the Main Board of the Stock Exchange
“Hong Kong”	the Hong Kong Special Administrative Region of the People’s Republic of China
“Latest Practicable Date”	September 27, 2026, being the latest practicable date for the purpose of ascertaining certain information contained in this circular

DEFINITIONS

“Listing Rules”	the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited
“PRC”	the People’s Republic of China, and for the purpose of this circular, excluding Hong Kong, the Macau Special Administrative Region and Taiwan, China
“Proposed Amendments”	the proposed amendments to the Articles of Association as set out in this circular
“Proposed Change”	the proposed change of registered address as set out in this circular
“RiseSun Development”	RiseSun Real Estate Development Co., Ltd.* (榮盛房地產發展股份有限公司), listed on the Shenzhen Stock Exchange (stock code: 002146)
“RiseSun Development Group”	RiseSun Development and its subsidiaries
“RMB”	Renminbi, the lawful currency of the PRC
“Share(s)”	share(s) in the share capital of the Company, with a nominal value of RMB1.00 each, comprising the Domestic Shares and the H Shares
“Shareholders”	holder(s) of Share(s)
“Stock Exchange”	The Stock Exchange of Hong Kong Limited
“%”	per cent

* For identification purpose only

LETTER FROM THE BOARD



Roiserv Lifestyle Services Co., Ltd.

榮萬家生活服務股份有限公司

(a joint stock company incorporated in the People's Republic of China with limited liability)

(Stock Code: 2146)

Executive Directors:

Mr. Wu Qiuyun
Ms. Liu Hongxia
Mr. Long Xiaokang

Non-executive Director:

Mr. Zhang Wenge

Independent non-executive Directors:

Mr. Jin Wenhui
Mr. Xu Shaohong Alex
Mr. Tang Yishu

Headquarters in the PRC:

81 Xiangyun Road
Economic and Technological Development Area
Langfang
Hebei Province, PRC

Registered office in the PRC:

No. 9 Office Building, Pingan Street
South Xia'an Highway
Xianghe County Development Zone
Langfang
Hebei Province, PRC

Principal place of business in Hong Kong:

18/F, China Building
29 Queen's Road Central
Central
Hong Kong

September 29, 2026

To the Shareholders

Dear Sir/Madam,

**(1) PROPOSED CHANGE OF REGISTERED ADDRESS AND
PROPOSED AMENDMENTS TO THE ARTICLES OF ASSOCIATION;
AND
(2) NOTICE OF THE EGM**

1. INTRODUCTION

The purpose of this circular is to provide the Shareholders with detailed information for the matter to be considered at the EGM as may reasonably be required to enable you to make an informed decision on whether to vote for or against the proposed resolutions at the EGM.

LETTER FROM THE BOARD

2. MATTERS OF THE EGM

Special Resolution

2.1 To consider and approve the proposed change of registered address (“Proposed Change”) and the proposed amendments to the Articles of Association (“Proposed Amendments”) and to authorize Wang Feng, a staff of the Company to handle, on behalf of the Company, the relevant application(s), approval(s), registration(s), filing(s) and other related procedures or matters, and to make further amendments, if necessary, as required by the relevant governmental and/or regulatory authorities as a result of the Proposed Change and the Proposed Amendments.

Reference is made to the announcement of the Company dated September 29, 2026 in relation to the Proposed Change and the Proposed Amendments.

According to the actual needs of the Company’s business development, the Board has resolved to change its registered address from “No. 9 Office Building, Pingan Street, South Xia’an Highway, Xianghe County Development Zone, Langfang, Hebei Province” to “Room 101, Office Building, 29 Daxiang Road, Xianghe County, Langfang, Hebei Province”.

According to the Company Law of the People’s Republic of China, the Securities Law of the People’s Republic of China, the Guidelines for the Articles of Association of Listed Companies and other relevant laws, regulations and normative documents, and taking into account the actual situation of the Company, the Company proposes to amend the relevant provisions of the Articles of Association.

For details of the Proposed Amendments, please refer to Appendix I of this circular. The Proposed Amendments are subject to the approval of the Company’s Shareholders at the EGM by way of a special resolution. Prior to the passing of such special resolution at the EGM, the existing Articles of Association shall remain valid.

The legal advisers to the Company as to the laws of Hong Kong and the laws of the PRC have respectively confirmed that the Proposed Amendments comply with the requirements of the Listing Rules and the applicable laws of the PRC. The Company also confirms that there is nothing unusual about the Proposed Amendments for a company incorporated in the PRC and listed on the Hong Kong Stock Exchange. The Board believes that the Proposed Amendments have neither material impact on the rights of the Company’s Shareholders nor adverse impact on the business operation of the Company, and they are in the interests of the Company and Shareholders as a whole.

Save for the amendments set out in Appendix I, the other articles of the Articles of Association remain unchanged.

The Articles of Association are prepared in Chinese without an official English version. Any English translation thereof is for reference only. If there is any discrepancy between the two versions, the Chinese version shall prevail.

LETTER FROM THE BOARD

3. EGM AND PROXY ARRANGEMENTS

The notice convening the EGM containing the resolutions to be proposed at the EGM is set out on pages 8 to 9 of this circular. Proxy form for use at the EGM is also enclosed in this circular.

If Shareholders intend to appoint a proxy to attend the EGM, Shareholders are required to complete the proxy form in accordance with the instructions printed thereon and return it by hand or by post not less than 24 hours before the time fixed for holding the EGM or any adjournment thereof (as the case may be) (i.e. before 10:00 a.m. on Tuesday, October 20, 2026). For Shareholders of H Shares, the proxy form should be returned to the Company's H Share registrar in Hong Kong, Tricor Investor Services Limited, at 17/F, Far East Finance Centre, 16 Harcourt Road, Hong Kong. For Shareholders of Domestic Shares, the proxy form should be returned to the Company's headquarters in the PRC at 81 Xiangyun Road, Economic and Technological Development Area, Langfang, Hebei Province, the PRC. Completion and return of the proxy form will not preclude Shareholders from attending and voting in person at the EGM or any adjourned meeting thereof (as the case may be) if they so wish.

4. 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. Accordingly, the chairman of the EGM will exercise his power under the Articles of Association to demand a poll in relation to all the proposed resolutions at the EGM. The Company will announce the result of the poll of the EGM in the manner prescribed under Rule 13.39(5) of the Listing Rules.

5. CLOSURE OF REGISTER OF MEMBERS

For determining the entitlement to attend and vote at the EGM, the register of members of the Company will be closed from Thursday, October 15 to Wednesday, October 21, 2026 (both days inclusive), during which period no transfer of Shares will be registered. In order to qualify for attending and voting at the EGM, unregistered holders of shares of the Company should ensure that all transfer documents together with the relevant share certificates are lodged with the Company's H Share registrar, Tricor Investor Services Limited, at 17/F, Far East Finance Centre, 16 Harcourt Road, Hong Kong, for registration, no later than 4:30 p.m. on Wednesday, October 14, 2026. The record date for determining the entitlement of the Shareholders to attend and vote at the EGM is on Wednesday, October 21, 2026.

6. RECOMMENDATION

The Board considers that all the resolutions proposed at the EGM 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 these resolutions to be proposed at the EGM.

LETTER FROM THE BOARD

7. RESPONSIBILITY STATEMENT

This circular, for which the Directors collectively and individually accept full responsibility, contains particulars given in compliance with the Listing Rules for the purposes 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.

By order of the Board
Roiserv Lifestyle Services Co., Ltd.
Wu Qiuyun
Chairman and Executive Director

Original Article	Amended Article
Article 3 Domicile of the Company: Office Building No. 9, Pingan Street, South Xia'an Highway, Xianghe County Development Zone, Langfang, Hebei Province	Article 3 Domicile of the Company: Office Building No. 9, Pingan Street, South Xia'an Highway, Xianghe County Development Zone, <u>Room 101, Office Building, 29 Daxiang Road, Xianghe County, Langfang,</u> Hebei Province

NOTICE OF EGM

Hong Kong Exchanges and Clearing Limited and The Stock Exchange of Hong Kong Limited take no responsibility for the contents of this notice, make no representation as to its accuracy or completeness and expressly disclaim any liability whatsoever for any loss howsoever arising from or in reliance upon the whole or any part of the contents of this notice.



Roiserv Lifestyle Services Co., Ltd.

榮萬家生活服務股份有限公司

(a joint stock company incorporated in the People's Republic of China with limited liability)

(Stock Code: 2146)

NOTICE OF THE EXTRAORDINARY GENERAL MEETING

NOTICE IS HEREBY GIVEN THAT the extraordinary general meeting (the “**EGM**”) of Roiserv Lifestyle Services Co., Ltd. (the “**Company**”) will be held at 10:00 a.m. on Wednesday, October 21, 2026 at RiseSun Development Mansion, 81 Xiangyun Road, Economic and Technological Development Area, Langfang, Hebei Province, the People's Republic of China (the “**PRC**”) for the following purposes:

SPECIAL RESOLUTION

1. To consider and approve the proposed change of the registered address (“**Proposed Change**”) and proposed amendments to the Articles of Association (“**Proposed Amendments**”) and to authorize Wang Feng, a staff of the Company to handle, on behalf of the Company, the relevant application(s), approval(s), registration(s), filing(s) and other related procedures or matters, and to make further amendments, if necessary, as required by the relevant governmental and/or regulatory authorities as a result of the Proposed Change and Proposed Amendments.

By order of the Board
Roiserv Lifestyle Services Co., Ltd.
Wu Qiuyun
Chairman and Executive Director

Langfang, the PRC, September 29, 2026

NOTICE OF EGM

Notes:

1. All resolutions at the EGM will be taken by poll pursuant to the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “**Listing Rules**”). The results of the poll will be published on the websites of The Stock Exchange of Hong Kong Limited (www.hkexnews.hk) and the Company (www.roiserv.com) in accordance with the Listing Rules.
2. All shareholders of the Company are eligible for attending the EGM. Any shareholder of the Company entitled to attend and vote at the EGM convened by the above notice is entitled to appoint a proxy or more than one proxy to attend the EGM and vote instead of him/her. A proxy need not be a shareholder of the Company. If more than one proxy is appointed, the number of shares in respect of which each such proxy so appointed must be specified in the relevant proxy form. Every shareholder of the Company present in person or by proxy shall be entitled to one vote for each share held by him/her.
3. In order to be valid, the proxy form together with the power of attorney or other authority (if any) under which it is signed, or a notarially certified copy thereof, must be completed and returned to (i) the Company’s headquarters in the PRC at 81 Xiangyun Road, Economic and Technological Development Area, Langfang, Hebei Province, the PRC (for holders of domestic shares of the Company) or (ii) the Company’s H share registrar in Hong Kong, Tricor Investor Services Limited, at 17/F, Far East Finance Centre, 16 Harcourt Road, Hong Kong (for holders of H shares of the Company) not less than 24 hours before the time appointed for the EGM or any adjournment thereof (as the case may be). Completion and return of the proxy form will not preclude a shareholder of the Company from attending and voting in person at the EGM or any adjourned meeting thereof should he/she so wish.
4. For the purpose of determining the entitlement to attend and vote at the EGM, the register of members of the Company will be closed from Thursday, October 15 to Wednesday, October 21, 2026 (both days inclusive), during which period no transfer of shares of the Company will be registered. In order to qualify for attending and voting at the EGM, unregistered holders of H shares of the Company should ensure that all transfer documents together with the relevant share certificates are lodged with the Company’s H shares registrar, Tricor Investor Services Limited, at 17/F, Far East Finance Centre, 16 Harcourt Road, Hong Kong, for registration, no later than 4:30 p.m. on Wednesday, October 14, 2026. The record date for determining the entitlement of the Shareholders to attend and vote at the EGM is on Wednesday, October 21, 2026.
5. The instrument appointing the proxy must be in writing and signed by the appointer or his/her attorney duly authorised in writing, or if the appointer is a legal person, either under a legal person’s seal or signed by its director or an attorney duly authorised in writing.
6. The EGM (or any adjournment thereof) is expected to take no more than half a day. Shareholders of the Company or their proxies attending the EGM (or any adjournment thereof) shall bear their own travelling and accommodation expenses.

As at the date of this notice, the board of directors comprises Mr. Wu Qiuyun, Ms. Liu Hongxia and Mr. Long Xiaokang as executive Directors; Mr. Zhang Wenge as non-executive Director; and Mr. Jin Wenhui, Mr. Xu Shaohong Alex and Mr. Tang Yishu as independent non-executive Directors.