

SAN FAR PROPERTY LIMITED

Meeting Notice Annual Shareholders' Meeting (Summary Translation)

The 2024 Annual Shareholders' Meeting (the "Meeting") of SanFar Property, Ltd. (the "Company") will be convened at 9:00 a.m., Monday, May 29, 2024 at eslite hotel (16F, No.98, Yanchang Rd., Xinyi Dist., Taipei City, Taiwan).

The agenda for the Meeting is as follows:

1. Report Items
 - (1) The Company's 2023 Business Report
 - (2) Audit Committee Report on the 2023 final accounting reports including the business report, financial statements and earnings distribution proposal
 - (3) Distribution of the Company's 2023 remuneration to directors and employees
 - (4) The company's 2023 earnings distribution and capital reserve cash disbursement report.
 - (5) The Company's 2023 offering and issuance of secured ordinary corporate bonds
 - (6) The Company's 2023 related party transactions
2. Ratification
 - (1) The Company's 2023 Business Report and financial statements
 - (2) The Company's 2023 earnings distribution proposal
3. Discussion
 - (1) Amendments to some provisions of the company's "Articles of Association".
 - (2) The company plans to issue "new shares with restricted employee rights" in 2024.
4. Election Item : Re-election of Directors of the Company.
5. Other Motion : The case of lifting the restrictions on non-compete for the new Directors and their representatives of the company
6. Extraordinary Motions
7. Adjournment
8. Surplus distribution and capital reserve cash disbursement : Cash per share NT\$0.7
9. Enclosed please find the sign-in card and the proxy form. If you

wish to attend the meeting in person, please sign or seal the sign-in card and present it at the registration desk at the meeting venue on the day of the meeting; if you wish to attend the meeting by proxy, please specify the name and address of the proxy, sign or seal the proxy form, and mail or deliver it to the Company's shareholder services agent five days before the shareholders' meeting: Yuanta Securities Registrar and Transfer.

10. Agency Department (B1, No. 210, Section 3, Chengde Road, Taipei 103432, Taiwan), so that a sign-in card can be mailed out to the proxy.

The Company has appointed Yuanta Securities Registrar and Transfer Agency Department to tally and verify the proxy forms collected for this shareholders' meeting.

11. If any shareholder requires solicitation of a proxy to attend the meeting, the Company will compile a summary statement of the solicitor and solicitation information for disclosure on the website of the Securities and Futures Institute (SFI) on April 26, 2024.

Investors may visit SFI's website at <https://free.sfi.org.tw> and search for proxy details for free.

12. Where the subject of the shareholders' meeting to be convened includes any contents that shall be explained in accordance with Article 172 of the Company Act, please visit the English website of the Market Observation Post System (MOPS) (<https://emops.twse.com.tw/>) and go to Electronic Books > Shareholders' meetings to search for more details.

13. For this meeting, shareholders can vote online from April 29, 2024 to May 26, 2024 on the Taiwan Depository & Clearing Corporation (TDCC) Stockvote e-voting platform according to its instructions. (<https://www.stockvote.com.tw>)

This English version is prepared based on the Chinese version and is for reference only. If there is any discrepancy between the English version and the Chinese version, the Chinese version shall prevail.

Board of Directors

San Far Property Limited