

SAN FAR PROPERTY LIMITED

Meeting Notice Annual Shareholders' Meeting (Summary Translation)

I .The 2023 Annual Shareholders' Meeting (the "Meeting") of SanFar Property, Ltd. (the "Company") will be convened at 9:30 a.m., Monday, May 29, 2023 at eslite hotel (16th Floor, No.98, Yanchang Rd., Xinyi Dist., Taipei City, Taiwan).

The agenda for the Meeting is as follows:

(I) Report Items

- (1) The Company's 2022 Business Report
- (2) Audit Committee Report on the 2022 final accounting reports including the business report, financial statements and earnings distribution proposal
- (3) Distribution of the Company's 2022 remuneration to directors and employees
- (4) Distribution of the Company's 2022 cash dividends
- (5) The Company's 2022 offering and issuance of secured ordinary corporate bonds
- (6) The Company's 2022 related party transactions

(II)Ratification

- (1) The Company's 2022 Business Report and financial statements
- (2) The Company's 2022 earnings distribution proposal

(III)Discussion

- (1)Amendments to certain provisions of the "Rules of Procedure for Shareholders' Meetings" of the Company

(IV)Extraordinary Motions

II. Total amount of cash distributed to shareholders (NT\$):139,677,070 dollars, with NT\$0.427 per share to be distributed in cash.

III .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.

IV. 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.

V. 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 28, 2023.

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

VI. 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.

VII. For this meeting, shareholders can vote online from April 29, 2023 to May 26, 2023 on the Taiwan Depository & Clearing Corporation (TDCC) Stockvote e-voting platform according to its instructions.

(<https://www.stockvote.com.tw>)

VIII. Should the Company have to change the venue of the shareholders' meeting due to the impact of the COVID-19 pandemic, announcements will be made on the Market Observation Post System (MOPS) website under the Material Information > Material Information Today section.

Board of Directors

Sanfar Property Limited