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CHINA TANGSHANG HOLDINGS LIMITED

(Incorporated in Bermuda with limited liability)

(Stock Code: 674)

NOTICE OF 2021 FIRST SPECIAL GENERAL MEETING

NOTICE IS HEREBY GIVEN that the 2021 first special general meeting (the “**Meeting**”) of China Tangshang Holdings Limited (the “**Company**”) will be held at Unit 1201, 12/F., 29 Austin Road, Tsim Sha Tsui, Hong Kong on Thursday, 18 February 2021 at 3:00 p.m. for the following purposes:

ORDINARY RESOLUTION

To consider and, if thought fit, pass the following resolution (with or without modification) as ordinary resolution of the Company:

1. “THAT

- (a) the Lease Contracts dated 11 December 2020 (the “**Lease Contracts**”) entered into between Beijing Mingchuang Business Management Co., Ltd. (北京名創商業管理有限公司) (“**Beijing Mingchuang**”) and Beijing Tian’an Innovation Technology and Estates Limited (北京天安科創置業有限公司) (“**BTIT**”), pursuant to which Beijing Mingchuang has conditionally agreed to rent and BTIT has conditionally agreed to lease the following properties:
- (a) Building No. 12, No. 109 Jinghaisanlu, Beijing Economic Technological Development Area, Beijing
 - (b) Building No. 27, No. 109 Jinghaisanlu, Beijing Economic Technological Development Area, Beijing
 - (c) Building No. 52, No. 109 Jinghaisanlu, Beijing Economic Technological Development Area, Beijing
 - (d) Building No. 53, No. 109 Jinghaisanlu, Beijing Economic Technological Development Area, Beijing

- (e) Building No. 56, No. 109 Jingtai Road, Beijing Economic Technological Development Area, Beijing
- (f) Building No. 58, No. 109 Jingtai Road, Beijing Economic Technological Development Area, Beijing
- (g) Building No. 59, No. 109 Jingtai Road, Beijing Economic Technological Development Area, Beijing
- (h) Building No. 60, No. 109 Jingtai Road, Beijing Economic Technological Development Area, Beijing
- (i) Building No. 61, No. 109 Jingtai Road, Beijing Economic Technological Development Area, Beijing
- (j) Rooms 101, 102, 108 and 110 on the first floor and the second floor of Building No. 69, No. 109 Jingtai Road, Beijing Economic Technological Development Area, Beijing

and the transactions contemplated thereunder be and are hereby approved, confirmed and ratified.

- (b) Any one or more directors of the Company be and are hereby authorised to execute all documents and do all such things and take all such steps which, in his opinion, may be necessary, appropriate, desirable or expedient to implement and/or give effect to the terms of, or the transactions contemplated in and for the completion of the Lease Contracts and to agree to such variation, amendment or waiver in relation thereto.”

By Order of the Board
China Tangshang Holdings Limited
Chen Weiwu
Chairman

Hong Kong, 25 January 2021

Registered office:

Clarendon House
2 Church Street
Hamilton HM11
Bermuda

Head office and principal place of business in Hong Kong:

Unit 1201, 12/F.,
29 Austin Road,
Tsim Sha Tsui,
Hong Kong

Notes:

- (i) For the purpose of determining members who are qualified for attending the Meeting, the register of members of the Company will be closed from Tuesday, 16 February 2021 to Thursday, 18 February 2021 (both days inclusive), during which no transfer of the Shares will be effected. In order to qualify for attending the Meeting, all transfers of Shares accompanied by the relevant share certificates must be lodged with the branch share registrar and transfer office of the Company in Hong Kong, Tricor Secretaries Limited, at Level 54, Hopewell Centre, 183 Queen's Road East, Hong Kong by no later than 4:30 p.m. on Thursday, 11 February 2021.
- (ii) A member entitled to attend and vote at the Meeting is entitled to appoint one proxy or, if he/she/it is a holder of two or more Shares may appoint more than one proxy to attend and vote instead of him/her/it. A proxy needs not be a member of the Company.
- (iii) Where there are joint holders of any Share, any one of such joint holder may vote at the Meeting, either personally or by proxy, in respect of such Share as if he/she/it was solely entitled thereto, but if more than one of such joint holders be present at the Meeting personally or by proxy, that the vote of the senior holder who tenders a vote, whether in person or by proxy, shall be accepted to the exclusion of the votes of the other joint holders, and for this purpose seniority shall be determined by the order in which the names stand in the register of members of the Company in respect of the joint holding.
- (iv) To be valid, the instrument appointing a proxy and the power of attorney or other authority, if any, under which it is signed, or a certified copy of such power or authority, must be lodged with the branch share registrar and transfer office of the Company in Hong Kong, Tricor Secretaries Limited, at Level 54, Hopewell Centre, 183 Queen's Road East, Hong Kong for registration not less than 48 hours before the time appointed for holding the Meeting or any adjournment thereof.
- (v) Completion and return of the form of proxy will not preclude a member of the Company from attending and voting in person at the Meeting or any adjournment thereof if he/she/it so desires. If a member of the Company attends the Meeting after having deposited the form of proxy, his/her/its form of proxy will be deemed to have been revoked.
- (vi) If Typhoon Signal No.8 or above, or a "black" rainstorm warning is in effect any time after 11:00 a.m. on the date of the Meeting, the Meeting will be adjourned. The Company will post an announcement on the website of the Company at <http://www.ts674.com> and on the HKExnews website of the Stock Exchange at www.hkexnews.hk to notify Shareholders of the date, time and place of the rescheduled meeting.
- (vii) Pursuant to Rule 13.39(4) of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited, all resolution set out in this Notice will be decided by poll at the meeting.

As at the date of this notice, the executive Directors are, Mr. Chen Weiwu (Chairman) and Mr. Zhou Houjie; and the independent non-executive Directors are Mr. Chen Youchun, Ms. Lui Mei Ka and Mr. Zhou Xin.