

Unless otherwise defined herein, capitalized terms in this announcement shall have the same meanings as those defined in the prospectus dated November 23, 2020 (the “**Prospectus**”) issued by Evergrande Property Services Group Limited (the “**Company**”).

Hong Kong Exchanges and Clearing Limited, The Stock Exchange of Hong Kong Limited (the “**Stock Exchange**”) and Hong Kong Securities Clearing Company Limited (“**HKSCC**”) take no responsibility for the contents of this announcement, 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 announcement.

This announcement is for information purposes only and does not constitute an offer or an invitation to induce an offer by any person to acquire, purchase or subscribe for securities. This announcement is not a prospectus. Potential investors should read the Prospectus for detailed information about the Company and the Global Offering described below before deciding whether or not to invest in the Offer Shares thereby offered.

This announcement is not for release, publication, distribution, directly or indirectly, in or into the United States (and its territories, possessions and all areas subject to its jurisdiction) or any other jurisdiction where such distribution is prohibited by law. This announcement does not constitute and is not an offer to sell or a solicitation of any offer to buy securities in Hong Kong, the United States or elsewhere. The securities referred to in this announcement have not been and will not be registered under the U.S. Securities Act of 1933, as amended from time to time (the “**U.S. Securities Act**”) or any state securities laws of the United States and may not be offered or sold in the United States absent registration under the U.S. Securities Act or except pursuant to an applicable exemption from, or in a transaction not subject to, the registration requirements of the U.S. Securities Act. There will be no public offering of securities of the Company in the United States. Any public offering of securities to be made in the United States will be made by means of a prospectus. Such prospectus will contain detailed information about the Company, its management as well as financial statements. The Company does not intend to register any part of the Global Offering in the United States or to conduct a public offering of securities in the United States. The Offer Shares are being offered and sold (1) in the United States solely to qualified institutional buyers as defined in Rule 144A under the U.S. Securities Act in reliance on Rule 144A or pursuant to another available exemption from registration under the U.S. Securities Act; and (2) outside the United States in offshore transactions in accordance with Regulation S under the U.S. Securities Act.

In connection with the Global Offering, UBS AG Hong Kong Branch, as stabilizing manager (the “**Stabilizing Manager**”) or any person acting for it, on behalf of the Underwriters, may over-allocate or effect transactions with a view to stabilizing or supporting the market price of the Shares at a level higher than that which might otherwise prevail for a limited period after the Listing Date. However, there is no obligation on the Stabilizing Manager, or any person acting for it, to conduct any such stabilizing action. Such stabilizing action, if taken (a) will be conducted at the absolute discretion of the Stabilizing Manager, or any person acting for it, and in what the stabilizing Manager reasonably regards as the best interest of the Company; (b) may be discontinued at any time; and (c) is required to be brought to an end on December 26, 2020, being the 30th day after the last day for the lodging of applications under the Hong Kong Public Offering. Such stabilizing action, if taken, may be effected in all jurisdictions where it is permissible to do so, in each case in compliance with all applicable laws, rules and regulatory requirements, including the Securities and Futures (Price Stabilizing) Rules, as amended, made under the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong).

Potential investors should be aware that stabilizing action cannot be taken to support the price of the Shares for longer than the stabilization period which begins on the Listing Date and is expected to expire on Saturday, December 26, 2020, being the 30th day after the last day for the lodging of applications under the Hong Kong Public Offering. After this date, no further stabilizing action may be taken, demand for the Shares, and therefore the price of the Shares, could fall.

Potential investors of the Offer Shares should note that the Joint Representatives (for themselves and on behalf of the Hong Kong Underwriters) have the absolute right in certain circumstances to terminate the Hong Kong Underwriting Agreement with immediate effect upon giving notice to the Company if any of the events set out in the section headed “Underwriting – Underwriting Arrangements and Expenses – Hong Kong Public Offering – Grounds for Termination” in the Prospectus occurs at any time prior to 8:00 a.m. on the Listing Date (which is currently expected to be on Wednesday, December 2, 2020).

Evergrande Property Services Group Limited

恒大物業集團有限公司

(Incorporated in the Cayman Islands with limited liability)

GLOBAL OFFERING

Number of Offer Shares : 1,621,622,000 Shares comprising
810,811,000 New Shares and
810,811,000 Sale Shares
(subject to the Over-allotment Option)

Number of Hong Kong Offer Shares : 162,163,000 New Shares

Number of International Offer Shares : 1,459,459,000 Shares comprising
648,648,000 New Shares and
810,811,000 Sale Shares (including
44,053,598 Reserved Shares under the
Preferential Offering) (subject to
the Over-allotment Option)

Offer Price : HK\$8.80 per Offer Share, plus brokerage
of 1%, Stock Exchange trading fee of
0.005% and SFC transaction levy of
0.0027%

Nominal Value : US\$0.0001 per Share

Stock Code : 6666

Joint Sponsors, Joint Global Coordinators and Joint Bookrunners



Joint Bookrunners

