

DESPATCH/COLLECTION OF SHARE CERTIFICATES AND REFUND CHEQUES

Applicants who have applied for 1,000,000 Hong Kong Offer Shares or more on **WHITE** Application Forms or through the **White Form eIPO** service or for 1,000,000 Reserved Shares or more on **BLUE** Application Forms or through the **Blue Form eIPO** service and who have been successfully or partially successfully allocated Hong Kong Offer Shares or Reserved Shares and are eligible to collect Share certificates (where applicable) in person may collect their Share certificate(s) (where applicable) in person from the Hong Kong Share Registrar, Computershare Hong Kong Investor Services Limited, at Shops 1712-1716, 17th Floor, Hopewell Centre, 183 Queen's Road East, Wanchai, Hong Kong, from 9:00 a.m. to 1:00 p.m. on Tuesday, December 1, 2020 or such other date as notified by the Company in the newspapers.

Applicants being individuals who are eligible for personal collection cannot authorize any other person to make the collection on their behalf. Corporate applicants which are eligible for personal collection must attend by their authorized representatives bearing letters of authorisation from their corporations stamped with the corporations' chops. Both individuals and authorized representatives (if applicable) must produce, at the time of collection, evidence of identity acceptable to Computershare Hong Kong Investor Services Limited.

Share certificates for Hong Kong Offer Shares allotted to applicants who applied on **WHITE** Application Forms or through the **White Form eIPO** service, or for Reserved Shares who applied on **BLUE** Application Forms or through the **Blue Form eIPO** service, which are either not available for personal collection, or which are available but are not collected in person within the time specified for collection, are expected to be despatched by ordinary post to those entitled to the addresses specified in the relevant applications at their own risk on or before Tuesday, December 1, 2020.

Wholly or partially successful applicants who applied on **YELLOW** Application Forms or by giving **electronic application instructions** to HKSCC will have their share certificate(s) issued in the name of HKSCC Nominees Limited and deposited directly into CCASS for credit to their CCASS Investor Participant stock accounts or the stock accounts of their designated CCASS Participant as instructed by the applicants in their **YELLOW** Application Forms or any designated CCASS Participants giving **electronic application instructions** on their behalf on Tuesday, December 1, 2020.

Applicants who applied through a designated CCASS Participant (other than a CCASS Investor Participant) should check the number of Hong Kong Offer Shares allocated to them with that CCASS Participant.

Applicants who applied as a CCASS Investor Participant on **YELLOW** Application Forms or by giving **electronic application instructions** to HKSCC via CCASS should check the announcement made by the Company and report any discrepancies to HKSCC before 5:00 p.m. on Tuesday, December 1, 2020 or such other date as shall be determined by HKSCC or HKSCC Nominees. Applicants who applied as a CCASS Investor Participant on **YELLOW** Application Forms or by giving **electronic application instructions** to HKSCC via CCASS may also check the number of Hong Kong Offer Shares allocated to them and the amount of refund monies (if any) payable to them via the CCASS Phone System and the CCASS Internet System (under the procedures contained in HKSCC's "An Operating Guide for Investor Participants" in effect from time to time) on Tuesday, December 1, 2020. Immediately after the crediting of the Hong Kong Offer Shares to the CCASS Investor Participant stock accounts, HKSCC will also make available to the CCASS Investor Participants an activity statement showing the number of Hong Kong Offer Shares credited to their CCASS Investor Participant stock accounts and (for CCASS Investor Participants applying by giving **electronic application instructions** to HKSCC) the refund amount credited to their respective designated bank accounts (if any).

Applicants who applied for 1,000,000 Hong Kong Offer Shares or more on **WHITE** or **YELLOW** Application Forms, or for 1,000,000 Reserved Shares or more on **BLUE** Application Forms, and have provided all information required by their **WHITE**, **YELLOW** or **BLUE** Application Forms may collect their refund cheque(s) (where applicable) from the Hong Kong Share Registrar, Computershare Hong Kong Investor Services Limited, at Shops 1712-1716, 17th Floor, Hopewell Centre, 183 Queen's Road East, Wanchai, Hong Kong, from 9:00 a.m. to 1:00 p.m. on Tuesday, December 1, 2020 or such other date as notified by the Company in the newspapers.

Refund cheque(s) in respect of wholly or partially successful or unsuccessful applicants using **WHITE**, **YELLOW** or **BLUE** Application Forms, which are either not available for personal collection or which are available but are not collected in person, are expected to be despatched by ordinary post to those entitled at their own risk on or before Tuesday, December 1, 2020. No interest will be paid thereon.

For applicants who applied for the Hong Kong Offer Shares through the **White Form eIPO** service or the Reserved Shares through the **Blue Form eIPO** service and paid the application monies through a single bank account, refund monies (if any) will be despatched to their application payment bank account in the form of e-Refund payment instructions. For applicants who have applied for the Hong Kong Offer Shares through the **White Form eIPO** service or the Reserved Shares through the **Blue Form eIPO** service and paid the application monies through multiple bank accounts, refund monies (if any) will be despatched to the addresses specified on the **White Form eIPO** applications in the form of refund cheque(s) by ordinary post and at their own risk on or before Tuesday, December 1, 2020.

Refund monies (if any) for applicants who applied by giving **electronic application instructions** to HKSCC via CCASS are expected to be credited to the relevant applicants' designated bank accounts or the designated bank accounts of their broker or custodian on Tuesday, December 1, 2020.

Share certificates will only become valid certificates of title at 8:00 a.m. on Wednesday, December 2, 2020 provided that (i) the Global Offering has become unconditional in all respects at or before that time; and (ii) the right of termination as described in the paragraph headed "Underwriting – Underwriting Arrangements and Expenses – Hong Kong Public Offering – Grounds for Termination" in the Prospectus has not been exercised. For more information, please refer to the section headed "How to Apply for Hong Kong Offer Shares and Reserved Shares" in the Prospectus.

The Company will not issue any temporary document of title in respect of the Hong Kong Offer Shares or Reserved Shares. No receipt will be issued for application monies received.

COMMENCEMENT OF DEALINGS

Assuming that the Global Offering becomes unconditional in all aspects at or before 8:00 a.m. on Wednesday, December 2, 2020, dealings in the Shares on the Stock Exchange are expected to commence at 9:00 a.m. on Wednesday, December 2, 2020. Shares will be traded in board lots of 500 Shares each. The stock code of the Shares is 6666.

By order of the Board of Directors
Evergrande Property Services Group Limited
Zhao Changlong
Chairman

Hong Kong, December 1, 2020

As at the date of this announcement, the Board comprises Mr. Zhao Changlong, Mr. Hu Liang, Mr. Wang Zhen and Ms. An Lihong as executive Directors, and Mr. Chan Chun Hung, Vincent, Mr. Victor Huang and Mr. Guo Zhaohui as independent non-executive Directors.

Please also refer to the published version of this announcement in the South China Morning Post (in English) and the Hong Kong Economic Times (in Chinese).