

Hong Kong Exchanges and Clearing Limited and The Stock Exchange of Hong Kong Limited 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.



華潤萬象生活有限公司

China Resources Mixc Lifestyle Services Limited

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 1209)

**(1) DISCLOSEABLE TRANSACTIONS
INVESTMENTS IN STRUCTURED BANK DEPOSITS
AND
(2) SUPPLEMENTAL ANNOUNCEMENT
IN RELATION TO THE ANNUAL REPORT 2020**

INVESTMENTS IN STRUCTURED BANK DEPOSITS

In December 2020, (i) CR Property Technology and CR Mixc Shenzhen, each a wholly-owned subsidiary of the Company, invested in Structured Bank Deposit 1 and Structured Bank Deposit 2 offered by Industrial Bank respectively; and (ii) CR Property Technology invested in Structured Bank Deposit 3 offered by SPD Bank. In February 2021, CR Property Technology invested in Structured Bank Deposit 4 offered by Industrial Bank and Structured Bank Deposit 5 offered by SPD Bank. Each of the Structured Bank Deposits was in the form of principal-guaranteed fixed-term deposit with floating income (which comprised of a fixed return rate and a floating return rate).

LISTING RULES IMPLICATIONS

As the highest of the applicable percentage ratios (as calculated under Rule 14.07 of the Listing Rules) in respect of Structured Bank Deposit 1, Structured Bank Deposit 2 and Structured Bank Deposit 4 (on an aggregated basis) and Structured Bank Deposit 3 and Structured Bank Deposit 5 (on an aggregated basis) exceeds 5% but all of the applicable percentage ratios are less than 25%, the Investments constitute discloseable transactions of the Company under Chapter 14 of the Listing Rules and is subject to the notification and announcement requirements under the Listing Rules.

At all relevant times up to the date of this announcement, none of the applicable percentage ratios pursuant to Rule 14.07 of the Listing Rules in respect of the Investments has exceeded 25%.

BACKGROUND

Reference is made to the Company's annual report for the year ended 31 December 2020 which was published on 29 April 2021. The Company would like to provide further information in respect of its financial assets at fair value through profit or loss, which consisted of the Investments in the Structured Bank Deposits 2020. In February 2021, CR Property Technology invested in Structured Bank Deposits 2021.

STRUCTURED BANK DEPOSITS

In December 2020, (i) CR Property Technology and CR Mixc Shenzhen, each a wholly-owned subsidiary of the Company, invested in Structured Bank Deposit 1 and Structured Bank Deposit 2 offered by Industrial Bank respectively; and (ii) CR Property Technology invested in Structured Bank Deposit 3 offered by SPD Bank.

The principal terms of the Structured Bank Deposits are summarised below:

Structured Bank Deposit 1

Date of investment:	28 December 2020
Parties:	(1) CR Property Technology (2) Industrial Bank, Shenzhen Branch
Name of the product:	Industrial Bank Corporate Finance RMB Structured Deposit Product* (興業銀行企業金融人民幣結構性存款產品)
Type of product:	Principal-guaranteed fixed-term deposit with floating income (which comprised of a fixed return rate and a floating return rate)
Deposit amount:	RMB924,900,000
Term of deposits:	34 days commencing from 29 December 2020 and expiring on 1 February 2021
Linked target:	SHGFGOAM
Expected annualized rate of return:	The linked target was observed on 27 January 2021. The expected rate of return will be 1.5% + 1.98% per annum if the SHGFGOAM on 27 January 2021 is higher than the SHGFGOAM on 30 December 2020. The expected rate of return will be 1.5% + 1.9% per annum if the SHGFGOAM on 27 January 2021 is lower than the SHGFGOAM on 30 December 2020 but is equal to or higher than 55% of the SHGFGOAM on 30 December 2020.

The expected rate of return will be 1.5% per annum if the SHGFGOAM on 27 January 2021 is lower than 55% of the SHGFGOAM on 30 December 2020.

Early termination: May be early terminated in which the Company shall not be entitled to any interest accrued.

Structured Bank Deposit 2

Date of investment: 28 December 2020

Parties: (1) CR Mixc Shenzhen
(2) Industrial Bank, Shenzhen Branch

Name of the product: Industrial Bank Corporate Finance RMB Structured Deposit Product* (興業銀行企業金融人民幣結構性存款產品)

Type of product: Principal-guaranteed fixed-term deposit with floating income (which comprised of a fixed return rate and a floating return rate)

Deposit amount: RMB998,400,000

Term of deposits: 34 days commencing from 29 December 2020 and expiring on 1 February 2021

Linked target: SHGFGOAM

Expected annualized rate of return: The linked target was observed on 27 January 2021.

The expected rate of return will be 1.5% + 1.98% per annum if the SHGFGOAM on 27 January 2021 is higher than the SHGFGOAM on 30 December 2020.

The expected rate of return will be 1.5% + 1.9% per annum if the SHGFGOAM on 27 January 2021 is lower than the SHGFGOAM on 30 December 2020 but is equal to or higher than 55% of the SHGFGOAM on 30 December 2020.

The expected rate of return will be 1.5% per annum if the SHGFGOAM on 27 January 2021 is lower than 55% of the SHGFGOAM on 30 December 2020.

Early termination: May be early terminated in which the Company shall not be entitled to any interest accrued.

Structured Bank Deposit 3

Date of investment:	28 December 2020
Parties:	(1) CR Property Technology (2) SPD Bank, Shenzhen Branch
Name of the product:	SPD Bank Li Duo Duo Stable Profit RMB-denominated Structured Deposit Company Product 20JG9674* (利多多公司穩利20JG9674期人民幣對公結構性存款)
Type of product:	Principal-guaranteed fixed-term deposit with floating income (which comprised of a fixed return rate and a floating return rate)
Deposit amount:	RMB1,923,420,000
Term of deposits:	34 days commencing from 29 December 2020 and expiring on 1 February 2021
Linked target:	EUR/USD BFIX
Expected annualized rate of return:	<p>The linked target was observed on 28 January 2021.</p> <p>The expected rate of return will be 1.4% + 2.25% per annum if the EUR/USD BFIX at 10 a.m. on 28 January 2021 is equal to or higher than 125% of the EUR/USD BFIX at 10 a.m. on 31 December 2020.</p> <p>The expected rate of return will be 1.4% + 2.05% per annum if the EUR/USD BFIX at 10 a.m. on 28 January 2021 is equal to or higher than 70% but lower than 125% of the EUR/USD BFIX at 10 a.m. on 31 December 2020.</p> <p>The expected rate of return will be 1.4% per annum if the EUR/USD BFIX at 10 a.m. on 28 January 2021 is lower than 70% of the EUR/USD BFIX at 10 a.m. on 31 December 2020</p>
Early termination:	May be early terminated in which the Company shall not be entitled to any interest accrued.

Structured Bank Deposit 4

Date of investment:	24 February 2021
Parties:	(1) CR Property Technology (2) Industrial Bank, Shenzhen Branch
Name of the product:	Industrial Bank Corporate Finance RMB Structured Deposit Product* (興業銀行企業金融人民幣結構性存款產品)
Type of product:	Principal-guaranteed fixed-term deposit with floating income (which comprised of a fixed return rate and a floating return rate)
Deposit amount:	RMB500,000,000
Term of deposits:	90 days commencing from 25 February 2021 and expiring on 26 May 2021
Linked target:	SHGFOAM
Expected annualized rate of return:	<p>The linked target was observed on 21 May 2021.</p> <p>The expected rate of return will be 1.5% + 1.68% per annum if the SHGFGOAM on 25 February 2021 is equal to or higher than the SHGFGOAM on 21 May 2021.</p> <p>The expected rate of return will be 1.5% + 1.60% per annum if the SHGFGOAM on 25 February 2021 is lower than the SHGFGOAM on 21 May 2021 but is equal to or higher than 55% of the SHGFGOAM on 21 May 2021.</p> <p>The expected rate of return will be 1.5% per annum if the SHGFGOAM on 25 February 2021 is lower than 55% of the SHGFGOAM on 21 May 2021.</p>
Early termination:	May be early terminated in which the Company shall not be entitled to any interest accrued.

Structured Bank Deposit 5

Date of investment:	25 February 2021
Parties:	(1) CR Property Technology (2) SPD Bank, Shenzhen Branch
Name of the product:	SPD Bank Li Duo Duo Stable Profit RMB-denominated Structured Deposit Company Product 21JG5380* (利多多公司穩利21JG5380期人民幣對公結構性存款)
Type of product:	Principal-guaranteed fixed-term deposit with floating income (which comprised of a fixed return rate and a floating return rate)
Deposit amount:	RMB1,880,000,000
Term of deposits:	3 months commencing from 25 February 2021 and expiring on 25 May 2021
Linked target:	EUR/USD BFIX
Expected annualized rate of return:	The linked target was observed on 21 May 2021. The expected rate of return will be 1.4% + 1.95% per annum if the EUR/USD BFIX at 10 a.m. on 21 May 2021 is equal to or higher than 125% of the EUR/USD BFIX at 10 a.m. on 1 March 2021. The expected rate of return will be 1.4% + 1.75% per annum if the EUR/USD BFIX at 10 a.m. on 21 May 2021 is equal to or higher than 70% but lower than 125% of the EUR/USD BFIX at 10 a.m. on 1 March 2021. The expected rate of return will be 1.4% per annum if the EUR/USD BFIX at 10 a.m. on 21 May 2021 is lower than 70% of the EUR/USD BFIX at 10 a.m. on 1 March 2021
Early termination:	May be early terminated in which the Company shall not be entitled to any interest accrued.

The Investments were funded by the Group with the proceeds raised from IPO. The Directors confirm that the Structured Bank Deposits 2020 and the Structured Bank Deposits 2021 are in line with the use of proceeds as disclosed in the Company's prospectus dated 25 November 2020.

The principal amount invested by the Group in the Structured Bank Deposits 2020 and the Structured Bank Deposits 2021 were determined by the Group having regard to the surplus cash position of the Group from time to time and after taking into account the highly liquid nature of the principal-guaranteed investments and which are readily convertible into known amounts of cash and subject to an insignificant risk of changes in value with a short maturity period.

CURRENT STATUS

As at the date of this announcement, the Directors confirm that the Structured Bank Deposits 2020 and the Structured Bank Deposits 2021 have all been redeemed in full in accordance with their respective terms. The Group did not suffer any loss in connection with any of the Structured Bank Deposits 2020 and the Structured Bank Deposits 2021.

REASONS AND BENEFITS

The Company considers the Structured Bank Deposits 2020 and the Structured Bank Deposits 2021 to be principal-protected, short-term and low-risk products offered by the Banks which enable the Group to benefit from better interest rates than prevailing fixed-term deposit interest rates offered by banks or the licensed financial institutions in the PRC.

The Directors (including the independent non-executive Directors) are of the view that the Investments have been entered into in the ordinary course of business of the Group, on normal commercial terms, are fair and reasonable, and are in the interests of the Company and the Shareholders as a whole.

INFORMATION ON THE PARTIES INVOLVED

The Group

The Group is principally engaged in property management and commercial operational service in the PRC and provides property management to residential properties and commercial properties, comprising shopping malls and office buildings.

CR Property Technology is a wholly-owned subsidiary of the Company incorporated in the PRC with limited liability. It is principally engaged in the provision of property management services.

CR Mixc Shenzhen is a wholly-owned subsidiary of the Company incorporated in the PRC with limited liability. It is principally engaged in the business of commercial operational management services.

The Banks

Industrial Bank is a commercial bank incorporated in the PRC and a joint stock company established under the laws of the PRC, which principally engaged in banking services. Its shares are listed on the Shanghai Stock Exchange (stock code: 601166).

SPD Bank is a licensed bank incorporated in the PRC and a joint stock company established under the laws of the PRC, which provides corporate and personal banking business, treasury business, finance leasing, asset management and other financial services in the PRC. Its shares are listed on the Shanghai Stock Exchange (stock code: 600000).

To the best of the Directors' knowledge, information and belief having made all reasonable enquiry, the Banks and their ultimate beneficial owner(s) are third parties independent of the Company and the connected persons of the Company.

LISTING RULES IMPLICATIONS

As the Investments are accounted for as "financial assets at fair value through profit or loss" in the Company's consolidated financial statements, they are regarded as "transactions" of the Company under Rule 14.04(1)(a) of the Listing Rules.

In accordance with Rule 14.22 of the Listing Rules, (1) the investments in Structured Bank Deposit 1, Structured Bank Deposit 2 and Structured Bank Deposit 4 and (2) the investments in Structured Bank Deposit 3 and Structured Bank Deposit 5 should be aggregated respectively given that the counterparty for their investments is identical, and the product under the transactions is the same with similar nature completed within a 12 month period.

As the highest of the applicable percentage ratios (as calculated under Rule 14.07 of the Listing Rules) in respect of Structured Bank Deposit 1, Structured Bank Deposit 2 and Structured Bank Deposit 4 (on an aggregated basis) and Structured Bank Deposit 3 and Structured Bank Deposit 5 (on an aggregated basis) exceeds 5% but all of the applicable percentage ratios are less than 25%, the Investments constitute discloseable transactions of the Company under Chapter 14 of the Listing Rules and are subject to the notification and announcement requirements under the Listing Rules.

At all relevant times up to the date of this announcement, none of the applicable percentage ratios pursuant to Rule 14.07 of the Listing Rules in respect of the Investments has exceeded 25%.

REMEDIAL MEASURES

To ensure ongoing and timely compliance with the disclosure requirements under Chapter 14 of the Listing Rules, the Company will implement the following measures:

- (a) the Company has reviewed and amended the Group's internal policies and manual such that any future transactions in structured deposit or investment products will be treated as a transaction subject to the requirements of Chapter 14 of the Listing Rules. Prior to any transactions in such products, the finance department of the Group will be required to prepare and calculate the percentage ratios (as defined under Rule 14.07 of the Listing Rules) in respect of the proposed transaction(s) (on standalone and aggregated bases) and the results shall be reviewed and confirmed by a designated executive Director. The designated executive Director will be empowered to consult with external advisers, such as compliance advisor, legal advisers, in relation to the Listing Rules implications arising from such transactions at the Company's costs. In cases of doubt and where appropriate, the Company will also seek for the Stock Exchange's guidance

prior to entering into the transactions. Based on the results of the size tests calculations and with reference to the advice or guidance sought, the Company will comply with the applicable disclosure requirements under Chapter 14 of the Listing Rules;

- (b) the Company will arrange for training sessions for the Directors and senior management of the Group, in particular the finance department, in respect of the requirements of Chapter 14 of the Listing Rules and the latest regulatory requirements that are applicable to the Company from time to time; and
- (c) the Company will work more closely with its external professional advisers, such as compliance advisor or legal advisers, on matters relating to compliance with the Listing Rules and other applicable laws and regulations from time to time.

DEFINITIONS

In this announcement, the following expressions have the meanings set out below unless the context requires otherwise:

“Bank(s)”	Industrial Bank and SPD Bank, and each a “Bank”
“Board”	the board of directors of the Company
“Company”	China Resources Mixc Lifestyle Services Limited (華潤萬象生活有限公司), a company incorporated in the Cayman Islands with limited liability whose issued shares are listed on the main board of the Stock Exchange (stock code: 1209)
“connected persons”	has the meaning ascribed to it under the Listing Rules
“CR Property Technology”	CR Property Technology Services Co. Ltd. (華潤物業科技服務有限公司), a wholly-owned subsidiary of the Company incorporated in the PRC with limited liability
“CR Mixc Shenzhen”	China Resources Mixc Commercial (Shenzhen) Co. Ltd. (華潤萬象商業(深圳)有限公司), a wholly-owned subsidiary of the Company incorporated in the PRC with limited liability
“Director(s)”	the director(s) of the Company
“EUR/USD BFIX”	the EUR/USD exchange rate as announced on the Bloomberg FX Fixings at Beijing time
“Group”	the Company and its subsidiaries
“HK\$”	Hong Kong dollar, the lawful currency of Hong Kong
“Hong Kong”	the Hong Kong Special Administrative Region of the People’s Republic of China

“Industrial Bank”	Industrial Bank Co., Ltd. (興業銀行股份有限公司), a commercial bank incorporated in the PRC whose shares are listed on the Shanghai Stock Exchange (stock code: 601166)
“Investment(s)”	investments by the Group in the Structured Bank Deposits 2020 and the Structured Bank Deposits 2021
“Listing”	the listing of the Company’s shares on the main board of the Stock Exchange on 9 December 2020
“Listing Rules”	the Rules Governing the Listing of Securities on the Stock Exchange
“PRC”	the People’s Republic of China
“RMB”	Renminbi, the lawful currency of the PRC
“Shareholder(s)”	the shareholder(s) of the Company
“SHGFGOAM”	the Shanghai gold benchmark price as announced by the Shanghai Gold Exchange
“SPD Bank”	Shanghai Pudong Development Bank Co. Ltd (上海浦東發展銀行股份有限公司), a joint stock company incorporated in the PRC with limited liability and a licensed bank in the PRC, whose shares are listed on the Shanghai Stock Exchange (stock code: 600000)
“Stock Exchange”	The Stock Exchange of Hong Kong Limited
“Structured Bank Deposits 2020”	Structured Bank Deposit 1, Structured Bank Deposit 2 and Structured Bank Deposit 3
“Structured Bank Deposits 2021”	Structured Bank Deposit 4 and Structured Bank Deposit 5
“Structured Bank Deposit 1”	principal-guaranteed fixed-term structured bank deposit products offered by Industrial Bank, which was subscribed by CR Property Technology in December 2020
“Structured Bank Deposit 2”	principal-guaranteed fixed-term structured bank deposit products offered by Industrial Bank, which was subscribed by CR Mixc Shenzhen in December 2020
“Structured Bank Deposit 3”	principal-guaranteed fixed-term structured bank deposit products offered by SPD Bank, which was subscribed by CR Property Technology in December 2020

- “Structured Bank Deposit 4” principal-guaranteed fixed-term structured bank deposit products offered by Industrial Bank, which was subscribed by CR Property Technology in February 2021
- “Structured Bank Deposit 5” principal-guaranteed fixed-term structured bank deposit products offered by SPD Bank, which was subscribed by CR Property Technology in February 2021
- “%” per cent.

* *The English translation of the Chinese names or words in this announcement, where indicated, are included for information purpose only, and should not be regarded as the official English translation of such Chinese names.*

By Order of the Board
China Resources Mixc Lifestyle Services Limited
YU Linkang
President

The PRC, 4 June 2021

As at the date of this announcement, the Board of directors of the Company comprises Mr. LI Xin and Mr. GUO Shiqing as non-executive Directors, Mr. YU Linkang, Mr. WANG Haimin, Ms. WEI Xiaohua and Ms. YANG Hongxia as executive Directors, and Mr. LAU Ping Cheung Kaizer, Mr. CHEUNG Kwok Ching, Mr. CHAN Chung Yee Alan and Ms. QIN Hong as independent non-executive Directors.