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**Huafa Property Services Group Company Limited**  
**華發物業服務集團有限公司**

*(Incorporated in Bermuda with limited liability)*  
**(Stock code: 982)**

**RESIGNATION OF EXECUTIVE DIRECTOR,  
NON-EXECUTIVE DIRECTOR AND VICE PRESIDENT  
AND  
APPOINTMENT OF EXECUTIVE DIRECTORS AND CHANGE OF  
JOINT COMPANY SECRETARY**

The Board announces that with effect from 20 April 2023:

1. Mr. Xie Hui has resigned as an executive Director;
2. Mr. Zou Chaoyong has resigned as a non-executive Director;
3. Mr. Zhang Yong has resigned as a vice president of the Company;
4. Mr. Dai Geying has been appointed as an executive Director;
5. Ms. Luo Bin has been appointed as an executive Director;
6. Mr. Zhou Dong has ceased to be a Joint Company Secretary; and
7. Mr. Gu Yuanping, an executive Director, has been appointed as a Joint Company Secretary.

**RESIGNATION OF EXECUTIVE DIRECTOR, NON-EXECUTIVE DIRECTOR AND  
VICE PRESIDENT**

The board (the “**Board**”) of directors (the “**Directors**”) of Huafa Property Services Group Company Limited (the “**Company**”, together with its subsidiaries, the “**Group**”) hereby announces that with effect from 20 April 2023, (i) Mr. Xie Hui (謝輝) (“**Mr. Xie**”) has resigned as an executive Director; (ii) Mr. Zou Chaoyong (鄒超勇) (“**Mr. Zou**”) has resigned as a non-executive Director; and (iii) Mr. Zhang Yong (張勇) (“**Mr. Zhang**”) has resigned as a vice president of the Company due to their desire to devote more time to their other work arrangements.

Each of Mr. Xie, Mr. Zou and Mr. Zhang has confirmed that they have no disagreement with the Board and that there are no other matters in relation to their respective resignations that need to be brought to the attention of the shareholders of the Company and The Stock Exchange of Hong Kong Limited (the “**Stock Exchange**”).

The Board would like to take this opportunity to express its heartfelt gratitude to each of Mr. Xie, Mr. Zou and Mr. Zhang for their contributions to the Company during their respective terms of service.

## **APPOINTMENT OF EXECUTIVE DIRECTORS**

The Board is pleased to announce that Mr. Dai Geying (戴戈纓) (“**Mr. Dai**”) and Ms. Luo Bin (羅彬) (“**Ms. Luo**”) have been appointed as executive Directors with effect from 20 April 2023.

The biographical details of each of Mr. Dai and Ms. Luo are as follows:

**Mr. Dai**, aged 54, joined Zhuhai Huafa Properties Co., Ltd. (珠海華發實業股份有限公司) (“**Huafa Properties**”), a company listed on the Shanghai Stock Exchange (stock code: 600325) and the indirect controlling shareholder of the Company, in April 2018 and is currently an executive vice president, the chief marketing officer and the chief operating officer of Huafa Properties. Mr. Dai has also been a director of Huafa Industrial (HK) Limited (華發實業(香港)有限公司) since June 2021. Mr. Dai has also held positions in various subsidiaries of Huafa Properties (the “**Huafa Properties Group**”), including the vice chairman of the board of Shanghai Huafa Chuangsheng Real Estate Co., Ltd.\* (上海鑄發創盛置業有限公司) since March 2021 and served as the deputy general manager from April 2015 to December 2018. He also served as executive deputy general manager of Shanghai Huafu Chuangsheng Real Estate Co., Ltd.\* (上海鑄福創盛置業有限公司) from December 2018 to March 2021. Mr. Dai’s other positions in the Huafa Properties Group include (i) the general manager, chairman of the board and legal representative of Wuhan Huafa Real Estate Co., Ltd.\* (武漢華發置業有限公司); (ii) the deputy chairman of Guangzhou Huafeng Investment Co., Ltd.\* (廣州華楓投資有限公司); (iii) the chairman of Wuhan Huafa Real Estate Marketing Consulting Co., Ltd.\* (武漢華發房地產行銷顧問有限公司); and (iv) the chairman and legal representative of Wuhan Central Business District Investment Development Co., Ltd.\* (武漢中央商務區投資開發有限公司). Prior to joining the Huafa Properties Group, Mr. Dai worked as the deputy general manager of Gemdale Corporation East China District Company\* (金地(集團)股份有限公司華東區域公司) from August 2012 to March 2015 and the assistant to the president of Forte (Group) Co., Ltd. (復地(集團)股份有限公司) from April 2007 to July 2012.

Mr. Dai obtained a bachelor’s degree in hydraulic structure from Tsinghua University in 1992 and a master’s degree in architecture from the National University of Singapore in 2002.

The Board was informed by Mr. Dai that in July 2021, a warning letter was issued by the China Securities Regulatory Commission Guangdong Regulatory Bureau (廣東證監局) (the “**Guangdong CSRC**”) and an oral warning was given by the Shanghai Stock Exchange to Mr. Dai regarding his breach of the Securities Law of the People’s Republic of China (《證券法》), the Measures for the Administration of Information Disclosure of Listed Companies (《上市公司披露管理辦法》), Certain Provisions on Shareholding Reduction by Shareholders, Directors, Supervisors and Executives of Listed Companies (《上市公司股東、董監高減持股份的若干規定》) and the Detailed Implementing Rules of the Shanghai Stock Exchange for Shareholding

Reduction by Shareholders, Directors, Supervisors and Senior Executives of Listed Companies (《上海證券交易所上市公司股東及董事、監事、高級管理人員減持股份實施細則》) (the “**Relevant Laws**”) for the sale of 13,500 shares in Huafa Properties, in which Mr. Dai is currently an executive vice president, chief marketing officer and chief operating officer. Under the Relevant Laws, as Mr. Dai is a senior management of Huafa Properties, Mr. Dai was required, inter alia, to disclose to the Shanghai Stock Exchange his shareholding reduction plan 15 trading days before the sale (the “**Sale**”) of over 25% of his total shares held in Huafa Properties and disclose the details of the Sale to Huafa Properties in a timely manner.

As confirmed by Mr. Dai, as at the date of this announcement, no further action has been taken by the Guangdong CSRC, the Shanghai Stock Exchange or any other competent authority in relation to the Sale. After having assessed the incident as stated in the Guangdong CSRC’s warning letter and taking into account that (i) the Sale was inadvertent in nature and a one-off isolated event; (ii) the amount of shares and the transaction amount involved in relation to the Sale were insignificant (i.e. RMB87,000); (iii) save for the warning letter and the oral warning, no further actions were taken by the CSRC, the Shanghai Stock Exchange or any other competent authority in relation to the Sale; and (iv) Mr. Dai had undertaken to strengthen his familiarity with the Relevant Laws, the Board considered that Mr. Dai is suitable to act as a Director of the Company.

As at the date of this announcement, Mr. Dai is interested, by way of holding a long position, in 13,500 shares of Huafa Properties, an associated corporation of the Company (within the meaning of Part XV of the Securities and Future Ordinance (Chapter 571 of the Laws of Hong Kong) (“**SFO**”)).

**Ms. Luo**, aged 50, has over 20 years of experience in accounting. She joined Zhuhai Huafa Group Company Limited\* (珠海華發集團有限公司) (“**Zhuhai Huafa**”), the ultimate controlling shareholder of the Company, in October 2018 and currently serves as the deputy chief financial officer of Zhuhai Huafa. Ms. Luo is currently the chief financial officer of Huafa Properties and had previously served as the chief financial officer of the Company from May 2020 to May 2021. Ms. Luo has also served as the financial controller of Zhuhai Huafa Multi-Business Development Co., Ltd. (珠海華發綜合發展有限公司) from October 2018 to May 2021, the chief financial officer of Zhuhai Huafa Physical Industry Investment Holding Co., Ltd.\* (珠海華發實體產業投資控股有限公司) from April 2020 to May 2021. Prior to joining Zhuhai Huafa, Ms. Luo worked as the (i) financial controller of Guangzhou Pearl River Industrial Development Co., Ltd. (廣州珠江實業開發股份有限公司), a company listed on the Shanghai Stock Exchange (stock code: 600684), from 2014 to 2018; (ii) chief accountant and manager of Finance Department in Guangzhou Housing Construction Development Co., Ltd.\* (廣州市住宅建設發展有限公司) from 2008 to 2014; and (iii) audit supervisor of Property Supervision Department and financial supervisor of Financial Supervision Department in Guangzhou Construction Asset Management Co., Ltd.\* (廣州市建設資產經營有限公司) from 2003 to 2008. She has been admitted as a registered certified public accountant of the Chinese Institute of Certified Public Accountants (中國註冊會計師協會) since 1998.

Ms. Luo obtained a bachelor’s degree in accounting and auditing from the Sun Yat-Sen University in 1994 and a master’s of accounting degree from the Sun Yat-Sen University in 2009.

Each of Mr. Dai and Ms. Luo has entered into a service contract with the Company in relation to their respective appointments as executive Directors for an initial term of three years commencing from 20 April 2023, subject to (i) termination at any time by either party giving not less than three months’ notice in writing; and (ii) retirement by rotation and the re-election provisions in accordance with the bye-laws of the Company. Under the respective service contracts of each of Mr. Dai and Ms. Luo, each of them is entitled to an annual Director’s fee of HK\$120,000 plus discretionary bonus.

Save as disclosed above, as at the date of this announcement, each of Mr. Dai and Ms. Luo (i) does not have any relationships with any Directors, senior management or substantial or controlling shareholders of the Company; (ii) does not have any interests in shares and underlying shares of the Company and any associated corporation of the Company which is required to be disclosed under Part XV of the SFO; (iii) did not hold any directorships in listed public companies in Hong Kong or overseas in the last three years; and (iv) does not have any other information that needs to be disclosed pursuant to any of the requirements as set out in Rules 13.51(2)(h) to 13.51(2)(v) of the Rules Governing the Listing of Securities on the Stock Exchange (the “**Listing Rules**”). Save as disclosed in this announcement, there are no other matters in relation to the appointment of each of Mr. Dai and Ms. Luo that needs to be brought to the attention of the shareholders of the Company.

The Board would like to express its warmest welcome to Mr. Dai and Ms. Luo for their new positions in the Company.

### **CHANGE OF JOINT COMPANY SECRETARY**

The Board further announces that Mr. Zhou Dong (“**Mr. Zhou**”) has ceased to be a joint company secretary of the Company (the “**Joint Company Secretary**”) with effect from 20 April 2023.

Mr. Zhou has confirmed that he has no disagreement with the Board and that there are no other matters in relation to his resignation that need to be brought to the attention of the shareholders of the Company and the Stock Exchange.

The Board further announces that Mr. Gu Yuanping (“**Mr. Gu**”), an executive Director, has been appointed as a Joint Company Secretary with effect from 20 April 2023. Ms. Chan Sau Ling (“**Ms. Chan**”) will continue to serve a Joint Company Secretary.

Mr. Gu was elected as a fellow member of both The Hong Kong Chartered Governance Institute and The Chartered Governance Institute in the United Kingdom since March 2021. Accordingly, Mr. Gu possesses the qualifications of a company secretary as required under Rules 3.28 and 8.17 of the Listing Rules.

The biographical details of Mr. Gu are as follows:

Mr. Gu, aged 37, joined Zhuhai Huafa, the ultimate controlling shareholder of the Company, since October 2015 and is currently the deputy general manager of Hong Kong Huafa Investment Holdings Limited (香港華發投資控股有限公司), a wholly-owned subsidiary of Zhuhai Huafa. Mr. Gu is also the director of the legal affairs department and the director of the project management department of Huafa Industrial (HK) Limited (華發實業(香港)有限公司), since August 2018 and November 2021, respectively. Mr. Gu has also been the general manager and the vice president of the legal compliance department of the Company, since July 2019 and May 2020, respectively.

Mr. Gu graduated from Sun Yat-Sen University with a bachelor's degree in law in June 2008 and subsequently obtained a master's degree in law from The Chinese University of Hong Kong in December 2009. Mr. Gu also obtained a master of science in corporate governance and compliance from Hong Kong Baptist University in November 2020. In addition, Mr. Gu has obtained a legal professional qualification certificate of the People's Republic of China (中華人民共和國法律職業資格證書) issued by the Ministry of Justice of the People's Republic in China in March 2012.

The Board would like to take this opportunity to express its gratitude to Mr. Zhou for his contribution to the Company during his tenure of service and express its warmest welcome Mr. Gu for his new position in the Company.

By order of the Board  
**Huafa Property Services Group Company Limited**  
**Zhou Wenbin**  
*Executive Director, Chairman and Chief Executive Officer*

Hong Kong, 20 April 2023

*As at the date of this announcement, the Board of the Company comprises Mr. Zhou Wenbin (Chairman and Chief Executive Officer), Mr. Li Guangning, Mr. Xie Wei, Mr. Dai Geying, Ms. Luo Bin and Mr. Gu Yuanping (all being Executive Directors); Dr. Chen Jieping, Mr. Pu Yonghao and Mr. Guo Shihai (all being Independent Non-Executive Directors).*

\* *For identification purposes only*