

ANNOUNCEMENT OF OFFER PRICE AND ALLOTMENT RESULTS

SUMMARY

OFFER PRICE

- The Offer Price has been determined at HK\$16.60 per Offer Share (exclusive of brokerage of 1%, Stock Exchange trading fee of 0.005% and SFC transaction levy of 0.0027%).

NET PROCEEDS FROM THE GLOBAL OFFERING

- Based on the Offer Price of HK\$16.60 per Offer Share, the net proceeds from the Global Offering to be received by the Company, after deduction of the underwriting fees and commissions and estimated expenses payable by the Company in connection with the Global Offering (without taking into account any Shares which may be issued by the Company pursuant to the exercise of the Over-allotment Option), are estimated to be approximately HK\$5,694.6 million.
- If the Over-allotment Option is exercised in full, the net proceeds that the Company will receive will be approximately HK\$860.8 million. In the event that the Over-allotment Option is exercised in full, the Company intends to adjust its allocation of the net proceeds for the above purposes on a pro rata basis.
- The Company intends to apply such net proceeds in accordance with the purposes as set out in “Net Proceeds from the Global Offering” in this announcement.

APPLICATIONS AND INDICATIONS OF INTEREST RECEIVED

Hong Kong Public offering

- The Hong Kong Offer Shares initially offered under the Hong Kong Public Offering have been significantly over-subscribed. A total of 46,108 valid applications have been received pursuant to the Hong Kong Public Offering on **WHITE** and **YELLOW** Application Forms and through giving **electronic application instructions** to HKSCC via CCASS and under the **HK eIPO White Form** service (www.hkeipo.hk) for a total of 815,342,000 Hong Kong Offer Shares, representing approximately 13.86 times of the total number of 58,824,000 Hong Kong Offer Shares initially available under the Hong Kong Public Offering.

- As the Hong Kong Public Offering has been over-subscribed by less than 14 times, the reallocation procedures as disclosed in “Structure of the Global Offering – The Hong Kong Public Offering – Reallocation” in the Prospectus have not been applied. The final number of Offer Shares under the Hong Kong Public Offering is 58,824,000 Offer Shares, representing approximately 10% of the total number of the Offer Shares initially available under the Global Offering (without taking into account any Shares which may be issued by the Company pursuant to the exercise of the Over-allotment Option).

Preferential Offering

- A total of 56 valid applications pursuant to the Preferential Offering from Qualifying Shimao Group Holdings Shareholders on **BLUE** Application Forms and under the **HK eIPO Blue Form** service (www.hkeipo.hk) for a total of 108,477,503 Reserved Shares have been received, representing approximately 1.84 times of the total number of 58,823,000 Reserved Shares available under the Preferential Offering. 58,823,000 Shares were allocated to Qualifying Shimao Group Holdings Shareholders.

International Offering

- The Offer Shares initially offered under the International Offering have been significantly over-subscribed, representing approximately 10.90 times of the total number of 529,412,000 Offer Shares initially available under the International Offering. There were a total of 210 placees under the International Offering. The final number of Offer Shares under the International Offering is 529,412,000 Offer Shares (including 58,823,000 Reserved Shares offered under the Preferential Offering), representing approximately 90% of the total number of Offer Shares under the Global Offering (without taking into account any Shares which may be issued by the Company pursuant to the exercise of the Over-allotment Option).
- One placee has been allotted two board lots of the Offer Shares, representing approximately 0.48% of 210 placees under the International Offering. The placee has been allotted approximately 0.0004% of the Offer Shares available under the International Offering. A total of six placees have been allotted three board lots of the Offer Shares or less, representing approximately 2.86% of 210 placees under the International Offering. These placees have been allotted approximately 0.0017% of the Offer Shares available under the International Offering.

PLACING OF OFFER SHARES WITH CONSENT UNDER THE PLACING GUIDELINES

The Company has applied to the Stock Exchange for, and the Stock Exchange has granted to the Company, a consent under Paragraph 5(1) of Appendix 6 to the Listing Rules (the “**Placing Guidelines**”) to permit the Company to allocate Offer Shares under the International Offering to the placees set out in “International Offering – Placing of Offer Shares with Consent under the Placing Guidelines”.

Save as disclosed in “International Offering – Placing of Offer Shares with Consent under the Placing Guidelines” and the Reserved Shares allocated to the Qualifying Shimao Group Holdings Shareholders under the Preferential Offering, to the best knowledge, information and belief of the Directors, no Offer Shares placed by or through the Joint Global Coordinators, the Joint Bookrunners or the Underwriters under the Global Offering have been placed with applicants who are core connected persons (as defined in the Listing Rules) or directors of the Company, or to any connected clients (as set out in paragraph 5(1) of the Placing Guidelines), or persons set out in paragraph 5(2) of the Placing Guidelines, whether in their own names or through nominees. The International Offering is in compliance with the Placing Guidelines.

The Directors confirm that (a) no placee will, individually, be placed more than 10% of the enlarged issued share capital of the Company immediately after the Global Offering; (b) there will not be any new substantial shareholder (as defined in the Listing Rules) of the Company immediately after the Global Offering; (c) the number of Shares in public hands will satisfy the minimum percentage as approved by the Stock Exchange; (d) the three largest public shareholders of the Company do not hold more than 50% of the Shares in public hands at the time of Listing in compliance with Rules 8.08(3) and 8.24 of the Listing Rules; and (e) there will be at least 300 Shareholders at the time of Listing in compliance with Rule 8.08(2) of the Listing Rules.

The Directors confirm that, to the best of their knowledge, information and belief, none of the Offer Shares subscribed by the placees and the public has been financed directly or indirectly by any of the Directors, chief executive of the Company, controlling shareholders, substantial shareholders, existing shareholders of the Company or any of its subsidiaries or their respective close associates, and none of the placees and the public who has purchased the Offer Shares is accustomed to taking instructions from any of the Directors, chief executive of the Company, controlling shareholders, substantial shareholders, existing shareholders of the Company or any of its subsidiaries or their respective close associates in relation to the acquisition, disposal, voting or other disposition of Shares registered in his/her/its name or otherwise held by him/her/it.

OVER-ALLOTMENT OPTION

In connection with the Global Offering, the Company and the Option Grantor have granted to the International Underwriters the Over-allotment Option, exercisable by the Joint Global Coordinators (on behalf of the International Underwriters at their sole and absolute discretion), at any time from the Listing Date to 30th day after the last day for lodging of applications under the Hong Kong Public Offering to require the Company to issue and allot up to 52,941,000 additional Offer Shares and the Option Grantor to sell up to 35,294,000 additional Offer Shares, representing an aggregate of approximately 15% of the Offer Shares initially available under the Global Offering, at the Offer Price, to cover over-allocations under the International Offering. There has been an over-allocation of 88,235,000 Shares under the International Offering and such over-allocation will be settled by using Shares to be borrowed under the Stock Borrowing Agreement between Best Cosmos and Morgan Stanley & Co. International plc. Such borrowed Shares will be covered by exercising the Over-allotment Option or by making purchases in the secondary market or by a combination of these means. In the event the Over-allotment Option is exercised, an announcement will be made on the website of the Stock Exchange at www.hkexnews.hk and the Company's website at www.shimaofuwu.com. As at the date of this announcement, the Over-allotment Option has not been exercised.

LOCK-UP UNDERTAKINGS

The Company and the Controlling Shareholders are subject to certain lock-up undertakings as set out in "Lock-up Undertakings" in this announcement.

RESULTS OF ALLOCATIONS

- The results of allocations of the Hong Kong Offer Shares under the Hong Kong Public Offering and the Reserved Shares under the Preferential Offering successfully applied for under **WHITE**, **YELLOW** and **BLUE** Application Forms and by giving **electronic application instructions** to HKSCC or through the designated **HK eIPO White Form/HK eIPO Blue Form** service, including the Hong Kong identity card numbers, passport numbers or Hong Kong business registration numbers of successful applicants (where supplied) and the number of the Hong Kong Offer Shares or Reserved Shares successfully applied for, will be made available at the times and dates and in the manner specified below:
 - in the announcement to be posted on the website of the Stock Exchange at www.hkexnews.hk and the Company's website at www.shimaofuwu.com by no later than 8:00 a.m. on Thursday, 29 October 2020;

- from the designated results of allocations website at <http://www.tricor.com.hk/ipo/result> (alternatively: www.hkeipo.hk/IPOResult) or from the “Allotment Result” function in the **IPO App**) with a “search by ID/Business Registration Number” function on a 24-hour basis from 8:00 a.m. on Thursday, 29 October 2020 to 12:00 midnight on Wednesday, 4 November 2020;
- by telephone enquiry line by calling 3691 8488 between 9:00 a.m. and 6:00 p.m. on Thursday, 29 October 2020, Friday, 30 October 2020, Monday, 2 November 2020 and Tuesday, 3 November 2020;
- in the special allocation results booklets which will be available for inspection during opening hours from Thursday, 29 October 2020, Friday, 30 October, 2020 and Monday, 2 November 2020 at all the designated receiving bank’s branches.

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 **HK eIPO White Form** service, or for 1,000,000 Reserved Shares or more on **BLUE** Application Forms or through the **HK eIPO Blue Form** 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, Tricor Investor Services Limited, at Level 54, Hopewell Centre, 183 Queen’s Road East, Hong Kong, from 9:00 a.m. to 1:00 p.m. on Thursday, 29 October 2020 or such other date as notified by the Company in the newspapers.
- Share certificates for Hong Kong Offer Shares allotted to applicants who applied on **WHITE** Application Forms or through **HK eIPO White Form** service, or for Reserved Shares who applied on **BLUE** Application Forms or through the **HK eIPO Blue Form** 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 Thursday, 29 October 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 on Thursday, 29 October 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 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, Tricor Investor Services Limited, at Level 54, Hopewell Centre, 183 Queen’s Road East, Hong Kong, from 9:00 a.m. to 1:00 p.m. on Thursday, 29 October 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 Thursday, 29 October 2020. No interest will be paid thereon.
- For applicants who have applied for the Hong Kong Offer Shares through the **HK eIPO White Form** service or the Reserved Shares through the **HK eIPO Blue Form** 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-Auto Refund payment instructions. For applicants who have applied for the Hong Kong Offer Shares through the **HK eIPO White Form** service or the Reserved Shares through the **HK eIPO Blue Form** service and paid the application monies from multiple bank accounts, refund monies (if any) will be despatched to the addresses specified on the **HK eIPO White Form** or **HK eIPO Blue Form** applications in the form of refund cheque(s) by ordinary post and at their own risk on or before Thursday, 29 October 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 Thursday, 29 October 2020.
- Share certificates will only become valid certificates of title at 8:00 a.m. on Friday, 30 October 2020, provided that the Global Offering has become unconditional in all respects at or before that time and the right of termination as described in “Underwriting – Underwriting Arrangements and Expenses – Hong Kong Public Offering – Grounds for Termination” in the Prospectus has not been exercised.
- The Company will not issue any temporary document of title in respect of the Hong Kong Offer Shares and Reserved Shares. No receipt will be issued for application monies received.

COMMENCEMENT OF DEALINGS

- Dealings in the Shares on the Main Board of the Stock Exchange are expected to commence at 9:00 a.m. on Friday, 30 October 2020. The Shares will be traded in board lots of 1,000 Shares each. The stock code of the Shares is 873.

In view of the high concentration of shareholding in a small number of Shareholders, Shareholders and prospective investors should be aware that the price of the Shares could fluctuate substantially even with a small number of Shares traded, and should exercise extreme caution when dealing in the Shares.

OFFER PRICE

The Offer Price has been determined at HK\$16.60 per Offer Share (exclusive of brokerage of 1%, Stock Exchange trading fee of 0.005% and SFC transaction levy of 0.0027%).

NET PROCEEDS FROM THE GLOBAL OFFERING

Based on the Offer Price of HK\$16.60 per Offer Share, the net proceeds from the Global Offering to be received by the Company, after deduction of underwriting fees and commissions and estimated total expenses payable by the Company in connection with the Global Offering (without taking into account any Shares which may be issued by the Company pursuant to the exercise of the Over-allotment Option), are estimated to be approximately HK\$5,694.6 million. The Company currently intends to apply such net proceeds for the following purposes:

- approximately 65% of the net proceeds or HK\$3,701.5 million will be used to continue to expand the Group's business scale through multiple channels among which, (i) approximately 55%, or HK\$3,132.0 million will be used to acquire, invest in or cooperate with other property management companies; and (ii) approximately 10% or HK\$569.5 million will be used to develop and launch municipal service. As at the date of this announcement, the Group has not identified or committed to any acquisition targets for the use of net proceeds from the Global Offering;
- approximately 15% of the net proceeds or HK\$854.2 million will be used to diversify the Group's people-oriented and property-oriented value-added service offerings, among which, (i) approximately 10%, or HK\$569.5 million, will be used to upgrade the Group's smart community solutions; and (ii) approximately 5%, or HK\$284.7 million, will be used to offer more value-added services. In terms of people-oriented value-added services, the Group intends to (i) operate community spaces under the SUNIT (世集) brand such as libraries, community healthcare related service venues and recreational centres; and (ii) introduce toddler, pre-school and elementary school related educational services. In terms of property-oriented value-added services, the Group intends to (i) introduce and expand services such as maintenance and repair of old or specialised equipment; and (ii) introduce services under the Group's UHouse (優家) brand which help property owners manage the sales and rentals of their properties;

- (iii) approximately 5% of the net proceeds or HK\$284.7 million will be used to improve the Group's information technology system and smart technologies, among which (i) approximately 2%, or HK\$113.9 million, will be used to upgrade the Group's enterprise resource planning system; (ii) approximately 2%, or HK\$113.9 million, will be used to optimise the Group's data middle office and big data analytics platforms; and (iii) approximately 1%, or HK\$56.9 million, will be used to upgrade the Group's Mao Home (茂家) mobile application;
- (iv) approximately 5% of the net proceeds or HK\$284.7 million will be used to attract and nurture talent. The Group plans to offer its employees more trainings on business operations and further enhance its compensation schemes; and
- (v) approximately 10% of the net proceeds or HK\$569.5 million will be used for working capital and other general corporate purposes. The Group expects to have increasing needs for working capital as a result of the rapid and organic expansion as well as diversifying service offerings and property portfolio under management.

Please refer to "Future Plans and Use of Proceeds" in the Prospectus for further details on the Company's intended use of the net proceeds from the Global Offering.

APPLICATIONS AND INDICATIONS OF INTEREST RECEIVED

Hong Kong Public Offering

The Company announces that the Hong Kong Offer Shares initially offered under the Hong Kong Public Offering have been significantly over-subscribed. At the close of the application lists at 12:00 noon on Friday, 23 October 2020, a total of 46,108 valid applications pursuant to the Hong Kong Public Offering (including applications on **WHITE** and **YELLOW** Application Forms, by giving **electronic application instructions** to HKSCC via CCASS, and through the **HK eIPO White Form** service) for a total of 815,342,000 Hong Kong Offer Shares were received, representing approximately 13.86 times of the total number of 58,824,000 Hong Kong Offer Shares initially available under the Hong Kong Public Offering.

- 45,591 valid applications in respect of a total of 329,306,000 Hong Kong Offer Shares were for the Hong Kong Public Offering with an aggregate subscription amount based on the maximum Offer Price of HK\$17.20 per Offer Share (excluding brokerage of 1%, Stock Exchange trading fee of 0.005% and SFC transaction levy of 0.0027%) of HK\$5 million or less, representing approximately 11.20 times of the 29,412,000 Hong Kong Offer Shares initially comprised in Pool A; and
- 517 valid applications in respect of a total of 486,036,000 Hong Kong Offer Shares for the Hong Kong Public Offering with an aggregate subscription amount based on the maximum Offer Price of HK\$17.20 per Offer Share (excluding brokerage of 1%, Stock Exchange trading fee of 0.005% and SFC transaction levy of 0.0027%) of more than HK\$5 million, representing approximately 16.53 times of the 29,412,000 Hong Kong Offer Shares initially comprised in Pool B.

No application has been identified and rejected for not being completed in accordance with the instructions set out in the Application Forms. 53 multiple or suspected multiple applications have been identified and rejected. 4 applications have been rejected due to bounced cheque. No application has been rejected due to invalid application. No application for more than 50% of the Hong Kong Offer Shares initially available under the Hong Kong Public Offering (that is, more than 29,412,000 Hong Kong Offer Shares) has been identified.

As the Hong Kong Public Offering has been over-subscribed by less than 14 times, the reallocation procedures as disclosed in “Structure of the Global Offering – The Hong Kong Public Offering – Reallocation” in the Prospectus have not been applied. The final number of Offer Shares under the Hong Kong Public Offering is 58,824,000 Offer Shares, representing approximately 10% of the total number of the Offer Shares initially available under the Global Offering (without taking into account any Shares which may be issued by the Company pursuant to the exercise of the Over-allotment Option).

The Hong Kong Offer Shares offered under the Hong Kong Public Offering were conditionally allocated on the basis set out in “Basis of Allocation under the Hong Kong Public Offering” below.

Preferential Offering

At the close of the application lists at 12:00 noon on Friday, 23 October 2020, a total of 56 valid applications have been received pursuant to the Preferential Offering for a total of 108,477,503 Reserved Shares, representing approximately 1.84 times of the total number of 58,823,000 Reserved Shares available under the Preferential Offering. Applications not completed in accordance with the instructions set out in the **BLUE** Application Forms have been rejected. No multiple applications or suspected multiple applications have been identified. No applications have been rejected due to invalid applications or bounced cheque.

The final number of Reserved Shares allocated to the Preferential Offering is 58,823,000 Reserved Shares, representing approximately 10% of the Offer Shares initially available under the Global Offering (without taking into account any Shares which may be issued by the Company pursuant to the exercise of the Over-allotment Option).

The Reserved Shares offered under the Preferential Offering were conditionally allocated on the basis set out in “Basis of Allocation under the Preferential Offering” below.

International Offering

The Offer Shares initially offered under the International Offering have been significantly over-subscribed, representing approximately 10.90 times of the total number of 529,412,000 Offer Shares initially available under the International Offering. There were a total of 210 places under International Offering. The final number of Offer Shares under the International Offering is 529,412,000 Offer Shares (including the 58,823,000 Reserved Shares offered under the Preferential Offering), representing approximately 90% of the total number of Offer Shares under the Global Offering.

One placee has been allotted two board lots of the Offer Shares, representing approximately 0.48% of 210 placees under the International Offering. The placee has been allotted approximately 0.0004% of the 529,412,000 Offer Shares available under the International Offering. A total of six placees have been allotted three board lots of the Offer Shares or less, representing approximately 2.86% of 210 placees under the International Offering. These placees have been allotted approximately 0.0017% of the 529,412,000 Offer Shares available under the International Offering.

PLACING OF OFFER SHARES WITH CONSENT UNDER THE PLACING GUIDELINES

Under the International Offering, a total of 12,560,000 Offer Shares, representing approximately 2.14% of the Offer Shares initially available under the Global Offering (without taking into account any Shares which may be issued by the Company pursuant to the exercise of the Over-allotment Option) were placed to certain connected clients of a Joint Bookrunner (the “**Connected Joint Bookrunner**”) within the meaning of the placing guidelines for equity securities in the Placing Guidelines, details of which are set out below:

Connected clients holding Offer Shares on a discretionary basis:

Placee	Connected Joint Bookrunner	Number of Offer Shares placed	Approximate percentage of the Offer Shares initially available under the Global Offering ⁽¹⁾	Approximate percentage of the total issued share capital of the Company following the completion of the Global Offering	Relationship with the Connected Joint Bookrunner
CICC Grandeur (Xiamen) Equity Investment Fund Partnership (L.P.) (“CICC Grandeur”) through China International Capital Corporation Limited, as agent and discretionary investment manager of CICC Qirong No.1 QDII Specific Asset Management Plan (中金啟融1號QDII定向資產管理計劃)	CICC International Capital Corporation Hong Kong Securities Limited (“CICC”)	3,260,000	0.55%	0.14%	China International Capital Corporation Limited acts as the QDII manager who subscribes for the Offer Shares on behalf of CICC Grandeur, managed by CICC Capital Management Co., Ltd. (“CICC Capital”), on discretionary basis. CICC Capital is a wholly-owned subsidiary of China International Capital Corporation Limited and the fund manager of CICC Grandeur. As CICC is an indirect wholly-owned subsidiary of China International Capital Corporation Limited, each of CICC Grandeur and China International Capital Corporation Limited is a connected client of CICC

Note:

- (1) Without taking into account any Shares which may be issued by the Company pursuant to the exercise of the Over-allotment Option.

Connected clients holding Offer Shares on a non-discretionary basis:

Placee	Connected Joint Bookrunner	Number of Offer Shares placed	Approximate percentage of the Offer Shares initially available under the Global Offering ⁽¹⁾	Approximate percentage of the total issued share capital of the Company following the completion of the Global Offering	Relationship with the Connected Joint Bookrunner
CICC Wealth Investment Ltd (“CICC WI”)	CICC	9,300,000	1.58%	0.40%	CICC WI is a member of the same group of CICC

Note:

- (1) Without taking into account any Shares which may be issued by the Company pursuant to the exercise of the Over-allotment Option.

Save as disclosed above and the Reserved Shares allocated to the Qualifying Shima Group Holdings Shareholders under the Preferential Offering, to the best knowledge, information and belief of the Directors, no Offer Shares placed by or through the Joint Global Coordinators, the Joint Bookrunners or the Underwriters under the Global Offering have been placed with applicants who are core connected persons (as defined in the Listing Rules) or directors of the Company, or to any connected clients (as set out in paragraph 5(1) of the Placing Guidelines), or persons set out in paragraph 5(2) of the Placing Guidelines, whether in their own names or through nominees. The International Offering is in compliance with the Placing Guidelines.

The Directors confirm that (a) no placee will, individually, be placed more than 10% of the enlarged issued share capital of the Company immediately after the Global Offering; (b) there will not be any new substantial shareholder (as defined in the Listing Rules) of the Company immediately after the Global Offering; (c) the number of Shares in public hands will satisfy the minimum percentage as approved by the Stock Exchange; (d) the three largest public shareholders of the Company do not hold more than 50% of the Shares in public hands at the time of Listing in compliance with Rules 8.08(3) and 8.24 of the Listing Rules; and (e) there will be at least 300 Shareholders at the time of Listing in compliance with Rule 8.08(2) of the Listing Rules.

The Directors confirm that, to the best of their knowledge, information and belief, none of the Offer Shares subscribed by the placees and the public has been financed directly or indirectly by any of the Directors, chief executive of the Company, controlling shareholders, substantial shareholders, existing shareholders of the Company or any of its subsidiaries or their respective close associates, and none of the placees and the public who has purchased the Offer Shares is accustomed to taking instructions from any of the Directors, chief executive of the Company, controlling shareholders, substantial shareholders, existing shareholders of the Company or any of its subsidiaries or their respective close associates in relation to the acquisition, disposal, voting or other disposition of Shares registered in his/her/its name or otherwise held by him/her/it.

OVER-ALLOTMENT OPTION

In connection with the Global Offering, the Company and the Option Grantor have granted to the International Underwriters the Over-allotment Option, exercisable by the Joint Global Coordinators (on behalf of the International Underwriters at their sole and absolute discretion), at any time from the Listing Date to 30th day after the last day for lodging of applications under the Hong Kong Public Offering to require the Company to issue and allot up to 52,941,000 additional Offer Shares and the Option Grantor to sell up to 35,294,000 additional Offer Shares, representing an aggregate of approximately 15% of the Offer Shares initially available under the Global Offering, at the Offer Price, to cover over-allocations under the International Offering. There has been an over-allocation of 88,235,000 Shares under the International Offering and such over-allocation will be settled by using Shares to be borrowed under the Stock Borrowing Agreement between Best Cosmos and Morgan Stanley & Co. International plc. Such borrowed Shares will be covered by exercising the Over-allotment Option or by making purchases in the secondary market or by a combination of these means. In the event the Over-allotment Option is exercised, an announcement will be made on the website of the Stock Exchange at www.hkexnews.hk and the Company's website at www.shimaofuwu.com. As at the date of this announcement, the Over-allotment Option has not been exercised.

LOCK-UP UNDERTAKINGS

The Company and the Controlling Shareholders have given certain undertakings in relation to the issue or disposal of Shares (the “**Lock-up Undertakings**”). The major terms of the Lock-up Undertakings are set out as follows:

Name	Number of Shares held in the Company subject to the Lock-up Undertakings upon the Listing	Percentage of shareholding in the Company subject to the Lock-up Undertakings upon the Listing ⁽¹⁾	Last day subject to the Lock-up Undertakings
The Company <i>(subject to lock-up obligations pursuant to the Listing Rules and the Hong Kong Underwriting Agreement)</i>	N/A	N/A	29 April 2021 ⁽²⁾
The Controlling Shareholders <i>(subject to lock-up obligations pursuant to the Listing Rules)</i>	1,564,706,000	66.5%	29 April 2021 ⁽³⁾ 29 October 2021 ⁽⁴⁾
The Warranting Shareholders <i>(subject to lock-up obligations pursuant to the Hong Kong Underwriting Agreement)</i>	1,602,398,501 ⁽⁵⁾	68.1%	29 April 2021 ⁽⁶⁾ 29 October 2021 ⁽⁷⁾

Notes:

- (1) Without taking into account any Shares which may be issued by the Company pursuant to the exercise of the Over-allotment Option.
- (2) The Company may issue Shares without any lock-up obligations after the indicated date.
- (3) The Controlling Shareholders may dispose of or transfer Shares after the indicated date subject to that they will not cease to be the Controlling Shareholders.
- (4) The Controlling Shareholders may dispose of or transfer Shares without any lock-up obligation after the indicated date.
- (5) This includes the number of Shares to be held by the Controlling Shareholders immediately after completion of the Global Offering, on the basis that, the number of Reserved Shares subscribed by Gemfair and Shiyang Finance Limited under the Preferential Offering is 31,934,159 and 5,758,342, respectively.
- (6) The Warranting Shareholders shall not, and shall procure that none of their associates shall, dispose of or transfer such Shares on or before the indicated date.
- (7) The Warranting Shareholders shall not, and shall procure that none of their associates shall, dispose of or transfer such Shares, if, immediately after such disposal or transfer, the Warranting Shareholders, together with the other Controlling Shareholders, will cease to be the Controlling Shareholders.

BASIS OF ALLOCATION UNDER THE HONG KONG PUBLIC OFFERING

Subject to the satisfaction of the conditions set out in “Structure of the Global Offering – Conditions of the Global Offering” in the Prospectus, valid applications made by the public on **WHITE** and **YELLOW** Application Forms and through giving **electronic application instructions** to HKSCC via CCASS and to the **HK eIPO White Form** Service Provider under the **HK eIPO White Form** service will be conditionally allocated on the basis set out below:

Pool A

Number of Shares applied for	Number of valid applications	Basis of allocation/ballot	Approximate percentage allotted of the total number of Shares applied for
1,000	22,576	11,288 out of 22,576 applicants to receive 1,000 shares	50.00%
2,000	7,554	4,065 out of 7,554 applicants to receive 1,000 shares	26.91%
3,000	4,382	2,390 out of 4,382 applicants to receive 1,000 shares	18.18%
4,000	730	412 out of 730 applicants to receive 1,000 shares	14.11%
5,000	1,494	874 out of 1,494 applicants to receive 1,000 shares	11.70%
6,000	1,021	619 out of 1,021 applicants to receive 1,000 shares	10.10%
7,000	325	202 out of 325 applicants to receive 1,000 shares	8.88%
8,000	300	192 out of 300 applicants to receive 1,000 shares	8.00%
9,000	235	155 out of 235 applicants to receive 1,000 shares	7.33%
10,000	2,721	1,892 out of 2,721 applicants to receive 1,000 shares	6.95%
20,000	1,151	1,000 shares plus 189 out of 1,151 applicants to receive an additional 1,000 shares	5.82%
30,000	1,015	1,000 shares plus 508 out of 1,015 applicants to receive an additional 1,000 shares	5.00%
40,000	280	1,000 shares plus 168 out of 280 applicants to receive an additional 1,000 shares	4.00%
50,000	473	1,000 shares plus 355 out of 473 applicants to receive an additional 1,000 shares	3.50%
60,000	240	1,000 shares plus 192 out of 240 applicants to receive an additional 1,000 shares	3.00%
70,000	154	1,000 shares plus 140 out of 154 applicants to receive an additional 1,000 shares	2.73%
80,000	103	2,000 shares	2.50%
90,000	58	2,000 shares plus 6 out of 58 applicants to receive an additional 1,000 shares	2.34%
100,000	548	2,000 shares plus 110 out of 548 applicants to receive an additional 1,000 shares	2.20%
200,000	231	4,000 shares	2.00%
TOTAL:	<u>45,591</u>		

Pool B

Number of Shares applied for	Number of valid applications	Basis of allocation/ballot	Approximate percentage allotted of the total number of Shares applied for
300,000	271	36,000 shares	12.00%
400,000	45	40,000 shares	10.00%
500,000	48	45,000 shares	9.00%
600,000	31	48,000 shares	8.00%
700,000	8	52,000 shares plus 4 out of 8 applicants to receive an additional 1,000 shares	7.50%
800,000	10	56,000 shares	7.00%
900,000	7	58,000 shares plus 4 out of 7 applicants to receive an additional 1,000 shares	6.51%
1,000,000	52	60,000 shares	6.00%
2,000,000	18	100,000 shares	5.00%
3,000,000	10	135,000 shares	4.50%
4,000,000	1	160,000 shares	4.00%
5,000,000	2	185,000 shares	3.70%
6,000,000	4	207,000 shares plus 2 out of 4 applicants to receive an additional 1,000 shares	3.46%
10,000,000	6	320,000 shares	3.20%
20,000,000	1	620,000 shares	3.10%
29,412,000	3	882,000 shares plus 2 out of 3 applicants to receive an additional 1,000 shares	3.00%
TOTAL	<u>517</u>		

The final number of Offer Shares under the Hong Kong Public Offering is 58,824,000 Offer Shares, representing approximately 10% of the total number of the Offer Shares initially available under the Global Offering (without taking into account any Shares which may be issued by the Company pursuant to the exercise of the Over-allotment Option).

BASIS OF ALLOCATION UNDER THE PREFERENTIAL OFFERING

The final number of Reserved Shares allocated to Qualifying Shimao Group Holdings Shareholders under the Preferential Offering is 58,823,000 Reserved Shares, representing approximately 10% of the Offer Share initially available under the Global Offering (without taking into account any Shares which may be issued by the Company pursuant to the exercise of the Over-allotment Option). Such 58,823,000 Reserved Shares have been allocated to a total of 56 Qualifying Shimao Group Holdings Shareholders. Among the Reserved Shares allocated to Qualifying Shimao Group Holdings Shareholders, 49,143,716 Reserved Shares will be allocated to Qualifying Shimao Group Holdings Shareholders as their Assured Entitlement and 9,679,284 Reserved Shares will be allocated to Qualifying Shimao Group Holdings Shareholders under their valid applications for excess Reserved Shares.

No preferential treatment was given to any of the Qualifying Shimao Group Holdings Shareholders in the allocation of the Reserved Shares applied for by them under the Preferential Offering and such allocation of Reserved Shares under the Preferential Offering was made in accordance with the allocation basis disclosed in “Structure of the Global Offering – The Preferential Offering – Basis of Allocation for Applications for Reserved Shares” in the Prospectus. Valid applications made by Qualifying Shimao Group Holdings Shareholders for excess Reserved Shares on **BLUE** Application Forms or through the designated **HK eIPO Blue Form** service will be conditionally allotted on the basis set out below:

Preferential Offering

Number of Excess Reserved Shares Applied For	Number of Valid Excess Applications	Total Number of Excess Reserved Shares Applied For	Basis of Allotment	Total Number of Reserved Shares Allotted	Approximately percentage of allocation based on the total number of Excess Reserved Shares applied for in this category
1 to 50,000	53	200,976	Allot 16.3133% of the Excess Reserved Shares applied for (rounded up to the nearest whole number)	32,815	16.3278%
59,132,811	1	59,132,811	Allot approximately 16.3132% of the Excess Reserved Shares applied for	9,646,469	16.3132%
	54	59,333,787		9,679,284	

To the best of the Directors’ knowledge, each of Gemfair and Shiyong Finance Limited applied for a number of Reserved Shares that is equal to its Assured Entitlement under the Preferential Offering. On this basis, it is expected that no more than 31,934,159 and 5,758,342 Reserved Shares will be allocated to Gemfair and Shiyong Finance Limited, respectively (subject to final allocation results and rounding).

RESULTS OF ALLOCATIONS

The results of allocations of the Hong Kong Offer Shares under the Hong Kong Public Offering and the Reserved Shares under the Preferential Offering, successfully applied for under **WHITE**, **YELLOW** and **BLUE** Application Forms and by giving **electronic application instructions** to HKSCC or through the designated **HK eIPO White Form** service and the designated **HK eIPO Blue Form** service including the Hong Kong identity card numbers, passport numbers or Hong Kong business registration numbers of successful applicants (where supplied) and the number of the Hong Kong Offer Shares or Reserved Shares successfully applied for, will be made available at the times and dates and in the manner specified below:

- in the announcement to be posted on the website of the Stock Exchange at www.hkexnews.hk and the Company's website at www.shimaofuwu.com by no later than 8:00 a.m. on Thursday, 29 October 2020;
- from the designated results of allocations website at www.tricor.com.hk/ipo/result (alternatively: www.hkeipo.hk/IPOResult or from the "Allotment Result" function in the **IPO App**) with a "search by ID/Business Registration Number" function on a 24-hour basis from 8:00 a.m. on Thursday, 29 October 2020 to 12:00 midnight on Wednesday, 4 November 2020;
- by telephone enquiry line by calling 3691 8488 between 9:00 a.m. and 6:00 p.m. on Thursday, 29 October 2020, Friday, 30 October 2020, Monday, 2 November 2020 and Tuesday, 3 November 2020;
- in the special allocation results booklets which will be available for inspection during opening hours from Thursday, 29 October 2020, Friday, 30 October 2020 and Monday, 2 November 2020 at the following branches of the receiving banks of the Company, Industrial and Commercial Bank of China (Asia) Limited and The Bank of East Asia, Limited at the addresses set out below:

(1) Industrial and Commercial Bank of China (Asia) Limited

District	Branch Name	Address
Hong Kong Island	Queen's Road Central Branch	Basement, Ground Floor and First Floor of 122 QRC, Nos. 122-126 Queen's Road Central, Hong Kong
	Fortress Hill Branch	Shop A-C, G/F, Kwong Chiu Terrace, 272-276 King's Road, Hong Kong

District	Branch Name	Address
Kowloon	Tsim Sha Tsui Branch	Shop 1&2, G/F, No. 35-37 Hankow Road, Tsimshatsui, Kowloon
	Wong Tai Sin Branch	Shop 128, Level One, Wong Tai Sin Plaza, 103 Ching Tak Street, Wong Tai Sin, Kowloon
New Territories	Sha Tsui Road Branch	Shop 4, G/F Chung On Building, 297-313 Sha Tsui Road, Tsuen Wan, New Territories
	Tai Po Branch	Shop F, G/F, Mee Fat Building, No 34-38 Tai Wing Lane, Tai Po, New Territories

(2) The Bank of East Asia, Limited

District	Branch Name	Address
Hong Kong	Main Branch	10 Des Voeux Road Central, Central
	Shauiwan Branch	G/F, Ka Fook Building, 289-293 Shau Kei Wan Road, Shau Kei Wan
Kowloon	133 Wai Yip Street Branch	G/F, 133 Wai Yip Street, Kwun Tong, Kowloon
	Mei Foo Sun Chuen Branch	Shop N57, G/F, Mount Sterling Mall, Mei Foo

The final Offer Price, the indications of level of interests under the International Offering, the level of applications under the Hong Kong Public Offering and the Preferential Offering and the basis of allocation of the Hong Kong Offer Shares and Reserved Shares are also published on Thursday, 29 October 2020 on the website of the Stock Exchange at www.hkexnews.hk and the Company's website at www.shimaofuwu.com.

SHAREHOLDING CONCENTRATION ANALYSIS

The following table sets out a summary of the allotment results under the Global Offering:

- subscription and number of Shares held by top one, five, 10 and 25 of the placees out of the International Offering (excluding the Reserved Shares offered under the Preferential Offering), total number of Offer Shares and total issued share capital of the Company upon Listing:

Placee	Subscription	Shares held following the Global Offering	Subscription as approximate percentage of International Offering (excluding Reserved Shares)		Subscription as approximate percentage of Offer Shares		Approximate percentage of total issued share capital upon Listing	
			(assuming no exercise of Over-allotment Option)	(assuming full exercise of Over-allotment Option)	(assuming no exercise of Over-allotment Option)	(assuming full exercise of Over-allotment Option)	(assuming no exercise of Over-allotment Option)	(assuming full exercise of Over-allotment Option)
Top one	82,260,000	82,260,000	17.48%	14.72%	13.98%	12.16%	3.50%	3.42%
Top five	245,960,000	245,960,000	52.27%	44.01%	41.81%	36.36%	10.45%	10.22%
Top 10	316,960,000	316,960,000	67.35%	56.72%	53.88%	46.85%	13.47%	13.17%
Top 25	427,060,000	427,060,000	90.75%	76.42%	72.60%	63.13%	18.15%	17.75%

- subscription and number of Shares held by top one, five, 10 and 25 of the Shareholders, total number of Offer Shares and total issued share capital of the Company upon Listing:

Shareholder	Subscription	Shares held following the Global Offering	Subscription as approximate percentage of International Offering		Subscription as approximate percentage of Offer Shares		Approximate percentage of total issued share capital upon Listing	
			(assuming no exercise of Over-allotment Option)	(assuming full exercise of Over-allotment Option)	(assuming no exercise of Over-allotment Option)	(assuming full exercise of Over-allotment Option)	(assuming no exercise of Over-allotment Option)	(assuming full exercise of Over-allotment Option) ⁽¹⁾
Top one	-	1,564,706,000	0%	0%	0%	0%	66.50%	63.57%
Top five	149,960,000	1,914,666,000	28.33%	24.28%	25.49%	22.17%	81.37%	78.12%
Top 10	305,565,943 ⁽²⁾	2,070,271,943 ⁽²⁾	57.72%	49.47%	51.95%	45.17%	87.99%	84.58%
Top 25	456,445,861 ⁽²⁾	2,221,151,861 ⁽²⁾	86.22%	73.90%	77.60%	67.47%	94.40%	90.85%

Notes:

- (1) After taking into account the 35,294,000 additional Offer Shares which Best Cosmos, being the Option Grantor and the top Shareholder, will be required to sell upon exercise of the Over-allotment Option in full. Immediately upon exercise of the Over-allotment Option in full, Best Cosmos will hold 1,529,412,000 Shares.
- (2) Including the number of 43,605,943 Reserved Shares allocated to Qualifying Shimao Group Holdings Shareholders under the Preferential Offering which are held by HKSCC Nominees.

In view of the high concentration of shareholding in a small number of Shareholders, Shareholders and prospective investors should be aware that the price of the Shares could move substantially even with a small number of Shares traded, and should exercise extreme caution when dealing in the Shares.

PUBLIC FLOAT

Immediately following the completion of the Global Offering, no less than 25% of the total issued share capital of the Company will be held by the public in compliance with the requirements under Rule 8.08 of the Listing Rules.