

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**”).

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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. The Offer Shares are being offered and sold (1) solely to qualified institutional buyers as defined in Rule 144A under the U.S. Securities Act pursuant to an exemption from registration under the U.S. Securities Act; and (2) outside the United States in offshore transactions in reliance on 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**”), its affiliates or any person acting for it, on behalf of the Underwriters, may over-allocate or effect short sales or any other stabilizing transactions with a view to stabilizing or maintaining 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, its affiliates or any person acting for it, to conduct any such stabilizing action, which, if commenced, will be done at the sole and absolute discretion of the Stabilizing Manager, its affiliates or any person acting for it, and may be discontinued at any time. Any such stabilizing activity 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 commenced, 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 (Cap. 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.

Evergrande Property Services Group Limited

恒大物業集團有限公司

(Incorporated in the Cayman Islands with limited liability)

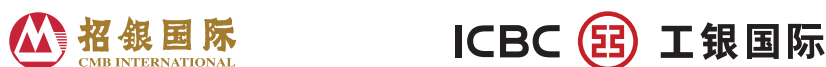
GLOBAL OFFERING

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 (subject to reallocation)
Number of International Offer Shares	:	1,459,459,000 Shares comprising 648,648,000 New Shares and 810,811,000 Sale Shares (including 129,730,000 Reserved Shares under the Preferential Offering) (subject to reallocation and the Over-allotment Option)
Maximum Offer Price	:	HK\$9.75 per Offer Share, plus brokerage of 1%, Stock Exchange trading fee of 0.005% and SFC transaction levy of 0.0027%, payable in full on application subject to refund on final pricing
Nominal Value	:	US\$0.0001 per Share
Stock Code	:	6666

Joint Sponsors, Joint Global Coordinators and Joint Bookrunners



Joint Bookrunners



An application has been made by the Company to the Listing Committee of the Stock Exchange for the listing of, and permission to deal in, (i) the Shares in issue; and (ii) the Shares to be issued pursuant to the Global Offering. Assuming that the Global Offering becomes unconditional in all respects and neither of the Underwriting Agreements has been terminated in accordance with its terms at or before 8:00 a.m. in Hong Kong on Wednesday, December 2, 2020, it is expected that dealings in the Shares on the Stock Exchange will commence at 9:00 a.m. on Wednesday, December 2, 2020. In the event that the Over-allotment Option is exercised, an announcement will be made by the Company on the website of the Stock Exchange at www.hkexnews.hk and the website of the Company at www.evergrandeservice.com.

The Company is initially offering 1,621,622,000 Shares comprising 810,811,000 New Shares and 810,811,000 Sale Shares (subject to the Over-allotment Option) under the Global Offering, which consists of 162,163,000 Hong Kong Offer Shares (subject to reallocation) and 1,459,459,000 International Offer Shares (comprising 648,648,000 New Shares and 810,811,000 Sale Shares (including 129,730,000 Reserved Shares under the Preferential Offering)) (subject to reallocation and the Over-allotment Option), representing 10% and 90% of the total number of Offer Shares initially available under the Global Offering, respectively. Qualifying China Evergrande Shareholders are being invited to apply for an aggregate of 129,730,000 Reserved Shares in the Preferential Offering, representing approximately 8.9% and 8.0% of the Offer Shares initially available under the International Offering and the Global Offering (assuming that the Over-allotment Option is not exercised), respectively, as an Assured Entitlement. The allocation of the Offer Shares between the International Offering and the Hong Kong Public Offering, in each case, will be subject to reallocation on the basis as described in the section headed “Structure and Conditions of the Global Offering” in the Prospectus. The Preferential Offering are not subject to such reallocation. In particular, pursuant to Practice Note 18 to the Listing Rules and in accordance with the Guidance Letter HKEX-GL91-18 issued by the Stock Exchange, in the event that (i) the International Offer Shares are undersubscribed and the Hong Kong Offer Shares are fully subscribed or oversubscribed irrespective of the number of times; or (ii) the International Offer Shares are fully subscribed or oversubscribed and the Hong Kong Offer Shares are fully subscribed or oversubscribed as to less than 10 times of the number of Hong Kong Offer Shares initially available for subscription under the Hong Kong Public Offering, the Joint Global Coordinators, in their absolute discretion, may (but shall not be obliged to) reallocate up to 162,162,000 Offer Shares from the International Offering to the Hong Kong Public Offering, so that the total number of the Offer Shares available under the Hong Kong Public Offering will be up to 324,325,000 Offer Shares, representing approximately 20.0% of the Offer Shares initially available under the Global Offering (before any exercise of the Over-allotment Option), and the final Offer Price shall be fixed at HK\$8.50 per Offer Share (being the low-end of the Offer Price range stated in the Prospectus).

In connection with the Global Offering, the Selling Shareholder is expected to grant the Over-allotment Option to the International Underwriters, exercisable by the Joint Representatives (for themselves and on behalf of the International Underwriters). Pursuant to the Over-allotment Option, the International Underwriters will have the right, exercisable by the Joint Representatives (for themselves and on behalf of the International Underwriters) at any time from the Listing Date until December 26, 2020, being the 30th day after the last day for the lodging of applications under the Hong Kong Public Offering, to require the Selling Shareholder to sell up to an aggregate of 243,243,000 additional shares, representing in total not more than 15% of the total number of Offer Shares initially available under the Global Offering, at the Offer Price under the International Offering to cover over-allocations in the International Offering, if any. In the event the Over-allotment Option is exercised, the number of Reserved Shares will not change.

Subject to the granting of the approval for the listing of, and permission to deal in, the Shares on the Stock Exchange and compliance with the stock admission requirements of HKSCC, the Shares will be accepted as eligible securities by HKSCC for deposit, clearance and settlement in CCASS with effect from the date of commencement of dealings in the Shares on the Stock Exchange, or any other date HKSCC chooses. Settlement of transactions between participants of the Stock Exchange is required to take place in CCASS on the second Business Day after any trading day. All activities under CCASS are subject to the General Rules of CCASS and CCASS Operational Procedures in effect from time to time.

The Offer Price will not be more than HK\$9.75 per Offer Share and is expected to be not less than HK\$8.50 per Offer Share unless otherwise announced as further explained in the section headed “Structure and Conditions of the Global Offering” in the Prospectus. Applicants for the Hong Kong Offer Shares and the Reserved Shares are required to pay, on application, the maximum Offer Price of HK\$9.75 per Offer Share plus brokerage of 1.0%, SFC transaction levy of 0.0027% and Stock Exchange trading fee of 0.005%, subject to refund if the Offer Price as finally determined is less than HK\$9.75 per Offer Share.

Applications for the Hong Kong Offer Shares and Reserved Shares will only be considered on the basis of the terms and conditions set out in the Prospectus, the relevant Application Forms and the designated website (www.eipo.com.hk) for the **White Form eIPO** and the **Blue Form eIPO**.

The Global Offering is conditional upon the fulfilment of the conditions set forth in “Structure and Conditions of the Global Offering – Conditions of the Global Offering” in the Prospectus. In the event that the conditions of the Global Offering as mentioned therein are not fulfilled or waived (as the case may be) prior to the times and dates specified, the Global Offering will lapse and all monies received will be returned to the applicants of the Global Offering without interest and the Stock Exchange will be notified immediately. Notice of the lapse of the Global Offering will be published by the Company in the South China Morning Post (in English) and the Hong Kong Economic Times (in Chinese) and on the website of the Stock Exchange at www.hkexnews.hk and the Company’s website at www.evergrandeservice.com on the next day following such lapse. Prospective investors should note that the Underwriters are entitled to terminate their obligations under the Underwriting Agreements by notice in writing to the Company given by the Joint Representatives (for themselves and on behalf of the Underwriters) upon the occurrence of any of the events set forth in “Underwriting – Underwriting Arrangements and Expenses – Hong Kong Public Offering – Grounds for Termination” of the Prospectus at any time prior to 8:00 a.m. (Hong Kong time) on the Listing Date.

Applicants who would like to be allotted the Hong Kong Offer Shares registered in their own names should either (i) complete and sign the **WHITE** Application Forms; or (ii) submit applications online through the designated website of the **White Form eIPO** Service Provider at www.eipo.com.hk under the **White Form eIPO** service. Applicants who would like to be allotted the Hong Kong Offer Shares registered in the name of HKSCC Nominees and deposited directly into CCASS for credit to their CCASS Investor Participant stock accounts or the stock accounts of their designated CCASS participants should either (i) complete and sign the **YELLOW** Application Forms; or (ii) give **electronic application instructions** to HKSCC via CCASS. Qualifying China Evergrande Shareholders who would like to be allotted the Reserved Shares under the Preferential Offering should complete and sign the **BLUE** Application Form or submit applications online through the designated website of the **Blue Form eIPO** Service Provider at www.eipo.com.hk under the **Blue Form eIPO** service.

Copies of the printed Prospectus, together with the **WHITE** Application Form, may be obtained during normal business hours from 9:00 a.m. on Monday, November 23, 2020 until 12:00 noon on Thursday, November 26, 2020 at the following locations:

1. the following address of the following Joint Representatives:

Huatai Financial Holdings (Hong Kong) Limited

62/F, The Center
99 Queen's Road Central
Hong Kong

UBS AG Hong Kong Branch

52/F Two International Finance Centre
8 Finance Street
Central
Hong Kong

ABCI Capital Limited

11/F, Agricultural Bank of China Tower
50 Connaught Road Central
Hong Kong

CCB International Capital Limited

12/F, CCB Tower
3 Connaught Road Central
Central
Hong Kong

CLSA Limited

18/F, One Pacific Place
88 Queensway
Hong Kong

Haitong International Securities Company Limited

22/F, Li Po Chun Chambers
189 Des Voeux Road Central
Hong Kong

2. any of the following branches of the receiving bank for the Hong Kong Public Offering:

Bank of China (Hong Kong) Limited

District	Branch Name	Address
Hong Kong	Des Voeux Road West Branch	111-119 Des Voeux Road West, Hong Kong
	Quarry Bay Branch	Parkvale, 1060 King's Road, Quarry Bay, Hong Kong
	Taikoo Shing Branch	Shop G1006, Hoi Shing Mansion, Taikoo Shing, Hong Kong
	Central District (Wing On House) Branch	B/F-2/F, Wing On House, 71 Des Voeux Road Central, Hong Kong
Kowloon	Lam Tin Branch	Shop 12, 49 Kai Tin Road, Lam Tin, Kowloon
	Whampoa Garden Branch	Shop G8B, Site 1, Whampoa Garden, Hung Hom, Kowloon
	Mong Kok Branch	589 Nathan Road, Mong Kok, Kowloon
	Yu Chau Street Branch	42-46 Yu Chau Street, Sham Shui Po, Kowloon
New Territories	Tai Wai Branch	74-76 Tai Wai Road, Sha Tin, New Territories
	Metro City Branch	Shop 209, Level 2, Metro City Phase 1, Tseung Kwan O, New Territories
	Texaco Road Branch	Shop A112, East Asia Gardens, 36 Texaco Road, Tsuen Wan, New Territories
	Tuen Mun Town Plaza Branch	Shop 2, Tuen Mun Town Plaza phase II, Tuen Mun, New Territories

Details of where printed Prospectuses may be obtained will be displayed prominently at every designated branch of receiving banks where WHITE Application Forms are distributed.

Copies of the printed Prospectus, together with the **YELLOW** Application Form, may be obtained during normal business hours from 9:00 a.m. on Monday, November 23, 2020, until 12:00 noon on Thursday, November 26, 2020 from the Depository Counter of HKSCC at 1/F, One & Two Exchange Square, 8 Connaught Place, Central, Hong Kong or your stockbroker, who may have such copies of Application Forms and the Prospectus available.

The completed **WHITE** or **YELLOW** Application Form, together with a cheque or a banker's cashier order attached and marked payable to "**BANK OF CHINA (HONG KONG) NOMINEES LIMITED-EVERGRANDE PROPERTY SERVICES PUBLIC OFFER**" for the payment, should be deposited in the special collection boxes provided at any of the designated branches of the receiving bank listed above, at the following times:

Monday, November 23, 2020 – 9:00 a.m. to 5:00 p.m.
Tuesday, November 24, 2020 – 9:00 a.m. to 5:00 p.m.
Wednesday, November 25, 2020 – 9:00 a.m. to 5:00 p.m.
Thursday, November 26, 2020 – 9:00 a.m. to 12:00 noon

Applicants may submit applications through the **White Form eIPO** service or **Blue Form eIPO** Service through the designated website at www.eipo.com.hk (24 hours daily, except on the last day for applications) from 9:00 a.m. on Monday, November 23, 2020 until 11:30 a.m. on Thursday, November 26, 2020 and the latest time for completing full payment of application monies in respect of such applications will be 12:00 noon on Thursday, November 26, 2020 or such later time as described in the section headed "How to Apply for Hong Kong Offer Shares and Reserved Shares – 11. Effect of Bad Weather on the Opening and Closing of the Application Lists" in the Prospectus.

A **BLUE** Application Form has been dispatched to each Qualifying China Evergrande Shareholder on or before Monday, November 23, 2020. Electronic copies of the Prospectus can be viewed from the respective websites of the Company at www.evergrandeservice.com and the Stock Exchange at www.hkexnews.hk under the section headed “*HKEXnews > Listed Company Information > Latest Listed Company Information*”.

Qualifying China Evergrande Shareholders who require a replacement **BLUE** Application Form should contact Computershare Hong Kong Investor Services Limited at 17M Floor, Hopewell Centre, 183 Queen’s Road East, Wanchai, Hong Kong or on its hotline 2862 8555. Printed copies of the Prospectus can be collected from the branches of the designated receiving banks or the offices of the Hong Kong Underwriters as stated above.

The completed **BLUE** Application Form, together with a cheque or a banker’s cashier order attached and marked payable to “**BANK OF CHINA (HONG KONG) NOMINEES LIMITED-EVERGRANDE PROPERTY SERVICES PREFERENTIAL OFFER**” for the payment, should be deposited in the special collection boxes provided at any of the designated branches of the receiving bank listed above, at the following times:

Monday, November 23, 2020 – 9:00 a.m. to 5:00 p.m.
Tuesday, November 24, 2020 – 9:00 a.m. to 5:00 p.m.
Wednesday, November 25, 2020 – 9:00 a.m. to 5:00 p.m.
Thursday, November 26, 2020 – 9:00 a.m. to 12:00 noon

Time for Inputting Electronic Application Instructions⁽¹⁾

CCASS Clearing/Custodian Participants can input **electronic application instructions** at the following times on the following dates:

Monday, November 23, 2020 – 9:00 a.m. to 8:30 p.m.
Tuesday, November 24, 2020 – 8:00 a.m. to 8:30 p.m.
Wednesday, November 25, 2020 – 8:00 a.m. to 8:30 p.m.
Thursday, November 26, 2020 – 8:00 a.m. to 12:00 noon

CCASS Investor Participants can input **electronic application instructions** from 9:00 a.m. on Monday, November 23, 2020 until 12:00 noon on Thursday, November 26, 2020 (24 hours daily, except on Thursday, November 26, 2020, the last day for applications).

The latest time for inputting your **electronic application instructions** will be 12:00 noon on Thursday, November 26, 2020, the last day for applications, or such later time as described in “How to Apply for Hong Kong Offer Shares and Reserved Shares – 11. Effect of Bad Weather on the Opening and Closing of the Application Lists” in the Prospectus.

(1) These times are subject to change as HKSCC may determine from time to time with prior notification to CCASS Clearing/Custodian Participants and/or CCASS Investor Participants.

Please refer to the sections headed “Structure and Conditions of the Global Offering” and “How to Apply for Hong Kong Offer Shares and Reserved Shares” in the Prospectus for details of the conditions and procedures of the Hong Kong Public Offering.

The Company expects to announce the final Offer Price, the level of indications of interest in the International Offering, the level of applications in the Hong Kong Public Offering and the Preferential Offering and the basis of allocations of the Hong Kong Offer Shares and the Reserved Shares on Tuesday, December 1, 2020 (i) in South China Morning Post (in English); (ii) in Hong Kong Economic Times (in Chinese); (iii) on our website www.evergrandeservice.com and (iv) on the website of the Stock Exchange www.hkexnews.hk.

The results of allocations and the Hong Kong identity card/passport/Hong Kong business registration numbers of successful applicants under the Hong Kong Public Offering and the Preferential Offering will be made available at the time and date and in a manner described in the section headed “How to Apply for Hong Kong Offer Shares and Reserved Shares – 12. Publication of Results” in the Prospectus.

If an application is rejected, not accepted or accepted in part only, or if the Offer Price as finally determined is less than the Maximum Offer Price per Offer Share (excluding brokerage, SFC transaction levy and Stock Exchange trading fee payable thereon) paid on application, or if the conditions of the Global Offering as set out in “Structure and Conditions of the Global Offering – Conditions of the Global Offering” are not satisfied or if any application is revoked, the application monies, or the appropriate portion thereof, together with the related brokerage, SFC transaction levy and Stock Exchange trading fee, will be refunded, without interest or the cheque or banker’s cashier order will not be cleared.

The Company will not issue temporary documents of title or receipt for application fees received. Share certificates will only become valid at 8:00 a.m. on Wednesday, December 2, 2020 provided that the Global Offering has become unconditional in all respects at or before that time and neither of the Underwriting Agreements has been terminated in accordance with its terms.

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

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

Hong Kong, November 23, 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.

This announcement is available for viewing on the website of the Company at www.evergrandeservice.com and the website of the Stock Exchange at www.hkexnews.hk. 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).