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Beijing Capital Jiaye Property Services Co., Limited
北京京城佳業物業股份有限公司

(A joint stock company incorporated in the People’s Republic of China with limited liability)

(Stock Code: 2210)

**END OF STABILIZATION PERIOD, STABILIZING ACTIONS AND
LAPSE OF OVER-ALLOTMENT OPTION**

This announcement is made pursuant to section 9(2) of the Securities and Futures (Price Stabilizing) Rules (Chapter 571W of the Laws of Hong Kong).

STABILIZING ACTIONS AND END OF STABILIZATION PERIOD

The Company announces that the stabilization period in connection with the Global Offering ended on Friday, December 3, 2021, being the 30th day after the last day for the lodging of applications under the Hong Kong Public Offering.

The stabilizing actions undertaken by China International Capital Corporation Hong Kong Securities Limited, as the Stabilizing Manager, or any person acting for it during the stabilization period were:

- (1) the over-allocation of an aggregate of 5,500,000 H Shares in the International Offering, representing 15% of the total number of the Offer Shares initially available under the Global Offering before any exercise of the Over-allotment Option; and
- (2) successive purchases of an aggregate of 5,500,000 H Shares at the price range of HK\$6.68 to HK\$8.28 per H Share (exclusive of brokerage of 1%, SFC transaction levy of 0.0027% and Hong Kong Stock Exchange trading fee of 0.005%) on the market during the stabilization period, to be delivered to the cornerstone investor who had agreed to the delayed delivery of the Offer Shares subscribed by it under the delayed delivery arrangement. The last purchase made by the Stabilizing Manager on the market during the stabilization period was on December 3, 2021 at the price of HK\$8.26 per H Share (exclusive of brokerage of 1%, SFC transaction levy of 0.0027% and Hong Kong Stock Exchange trading fee of 0.005%).

LAPSE OF OVER-ALLOTMENT OPTION

The Sole Global Coordinator (for itself and on behalf of the International Underwriters) did not exercise the Over-allotment Option during the stabilization period and the Over-allotment Option lapsed on Friday, December 3, 2021.

PUBLIC FLOAT

Immediately after the end of the stabilization period, the Company continues to comply with the public float requirements under Rule 8.08(1)(a) of the Listing Rules.

By order of the Board of Directors
Beijing Capital Jiaye Property Services Co., Limited
Mr. Zhang Weize
Chairman

Hong Kong, December 3, 2021

As at the date of this announcement, the executive Directors are Mr. Zhang Weize, Mr. Yang Jun, Mr. Luo Zhou and Mr. Yao Xin, the non-executive Directors are Mr. Xie Ping and Mr. Mao Lei, and the independent non-executive Directors are Mr. Cheng Peng, Mr. Kong Weiping and Mr. Kong Chi Mo.