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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)

PROPOSED AMENDMENTS TO THE ARTICLES OF ASSOCIATION

The board (the “**Board**”) of directors (the “**Directors**”) of Beijing Capital Jiaye Property Services Co., Limited (the “**Company**”) hereby announces that, on October 10, 2022, the Board had considered and approved the resolution on proposed amendments to the articles of association of the Company (the “**Articles of Association**”) to amend the Articles of Association in accordance with the latest amendments to laws and regulations, regulatory documents and the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited and taking into account the actual situation of the Company (the “**Proposed Amendments to the Articles of Association**”). The Proposed Amendments to the Articles of Association are as follows:

Original Article	Revised Article
Article 5 Address of the Company: Room 301, 3rd Floor, Building 34, Fahua South Lane Dongcheng District, Beijing Postal code: 100061 Tel No.: 010-56176080 Fax No.: 010-56176081	Article 5 Address of the Company: Room 301, 3rd Floor, Building 34, Fahua South Lane Dongcheng District, Beijing Postal code: 100061 <u>Tel No.: 010-56176080</u> <u>Fax No.: 010-56176081</u>

Original Article	Revised Article
<p>Article 11</p> <p>The business objectives of the Company: to realize the vision together with one heart, strive for pragmatic innovation and keep the passion and gratitude so as to devote all its dedications to the creation of characteristic lifestyle services of urban construction; to maintain sincere communication, adhere to quality and achieve technology empowerment so as to devote all its endeavour to ensure urban functions, thereby developing the Company as a provider of urban renewal services and quality lifestyle services.</p>	<p>Article 11</p> <p>The business objectives of the Company: to realize the vision together with one heart, strive for pragmatic innovation and keep the passion and gratitude so as to devote all its dedications to the creation of characteristic lifestyle services of urban construction; to maintain sincere communication, adhere to quality and achieve technology empowerment so as to devote all its endeavour to ensure urban functions, thereby developing the Company as a <u>nationally renowned provider of urban services and quality lifestyle services.</u></p>
<p>Article 30</p> <p>Where the Company repurchases its shares through an off-market agreement, it shall seek prior approval of the general meeting in accordance with these Articles of Association. The Company may rescind or revise a contract entered into in the aforementioned manner or waive any of its rights thereunder with prior approval of the general meeting obtained in the same manner.</p> <p>The contract for the repurchase of shares referred to in the preceding paragraph includes but not limited to agreements on assuming obligations of the repurchase of shares and acquiring the rights of the shares repurchased.</p> <p>The Company shall not assign a contract for repurchasing its own shares or any of its rights thereunder.</p> <p>With regard to the redeemable shares that the Company has the right to repurchase, if they are not repurchased on the market or by way of tender, the prices of these shares shall not exceed a maximum price; if they are repurchased by way of tender, the tenders shall be available and proposed to all shareholders alike.</p>	<p>Article 30</p> <p>Where the Company repurchases its shares through an off-market agreement, it shall seek prior approval of the general meeting in accordance with these Articles of Association. The Company may rescind or revise a contract entered into in the aforementioned manner or waive any of its rights thereunder with prior approval of the general meeting obtained in the same manner.</p> <p>The contract for the repurchase of shares referred to in the preceding paragraph includes but not limited to agreements on assuming obligations of the repurchase of shares and acquiring the rights of the shares repurchased.</p> <p>The Company shall not assign a contract for repurchasing its own shares or any of its rights thereunder.</p> <p><u>With regard to the redeemable shares that the Company has the right to repurchase, if they are not repurchased on the market or by way of tender, the prices of these shares shall not exceed a maximum price; if they are repurchased by way of tender, the tenders shall be available and proposed to all shareholders alike.</u></p>

Original Article	Revised Article
<p>Article 47</p> <p>Where applicable laws, regulations and the Hong Kong Listing Rules stipulate the period of closure of the register of shareholders prior to a general meeting or the base date on which the Company decides to distribute dividends, such provisions shall prevail.</p>	<p>Article 47</p> <p>Where applicable laws, regulations and the Hong Kong Listing Rules stipulate the period of closure of the register of shareholders prior to a general meeting or the base date on which the Company decides to distribute dividends, such provisions shall prevail. <u>Upon receipt of an application for inquiry of the register of shareholders during the aforesaid period, the Company shall issue the certificate signed by the company secretary to the applicant to specify the approval authority and duration of the abovementioned period of closure.</u></p>
<p>Article 54</p> <p>Shareholders of ordinary shares of the Company shall enjoy the following rights:</p> <p>(I) The rights to receive dividends and other forms of profit distribution in proportion to the number of shares held by them;</p> <p>(II) The rights to request, convene, host, attend or appoint a proxy to attend a general meeting and exercise corresponding voting rights in accordance with laws;</p> <p>(III) The rights to supervise and manage the operating activities of the business of the Company, to put forward proposals and raise inquiries;</p>	<p>Article 54</p> <p>Shareholders of ordinary shares of the Company shall enjoy the following rights:</p> <p>(I) The rights to receive dividends and other forms of profit distribution in proportion to the number of shares held by them;</p> <p>(II) The rights to request, convene, host, attend or appoint a proxy to attend a general meeting and exercise corresponding voting rights in accordance with laws;</p> <p>(III) The rights to supervise and manage the operating activities of the business of the Company, to put forward proposals and raise inquiries;</p>

Original Article	Revised Article
<p>(IV) The rights to transfer, donate, or pledge shares held by them in accordance with relevant provisions of the laws, administrative regulations, normative documents and the securities regulatory authorities in the place where the shares of the Company are listed;</p> <p>(V) The rights to obtain relevant information in accordance with the provisions of the laws, administrative regulations, departmental rules, normative documents, the listing rules of the place where the shares of the Company are listed and these Articles of Association, including:</p> <ol style="list-style-type: none"> 1. The right to obtain a copy of these Articles of Association, subject to the payment of reasonable fees; 2. The right to access to and reproduce, subject to the payment of reasonable fees: <ol style="list-style-type: none"> (1) All parts of the register of shareholders; (2) Personal particulars of each of the directors, supervisors and senior management, including: <ol style="list-style-type: none"> (a) Present and former name and alias; (b) Principal residential address (domicile); (c) Nationality; (d) Full-time and all other part-time occupations and duties; (e) Identification documents and their numbers. 	<p>(IV) The rights to transfer, donate, or pledge shares held by them in accordance with relevant provisions of the laws, administrative regulations, normative documents and the securities regulatory authorities in the place where the shares of the Company are listed;</p> <p>(V) The rights to obtain relevant information in accordance with the provisions of the laws, administrative regulations, departmental rules, normative documents, the listing rules of the place where the shares of the Company are listed and these Articles of Association, including:</p> <ol style="list-style-type: none"> 1. The right to obtain a copy of these Articles of Association, subject to the payment of reasonable fees; 2. The right to access to and reproduce, subject to the payment of reasonable fees: <ol style="list-style-type: none"> (1) All parts of the register of shareholders; (2) Personal particulars of each of the directors, supervisors and senior management, including: <ol style="list-style-type: none"> (a) Present and former name and alias; (b) Principal residential address (domicile); (c) Nationality; (d) Full-time and all other part-time occupations and duties; (e) Identification documents and their numbers.

Original Article	Revised Article
<p>(3) Report on the status of the Company's share capital;</p> <p>(4) Special resolutions of the Company;</p> <p>(5) Report on the total par value, quantity, the highest price and the lowest price of every class of shares that the Company has repurchased since the end of the last financial year, as well as all the expenses that the Company has paid for them, which are segmented by domestic shares and foreign shares;</p> <p>(6) Minutes of general meetings;</p> <p>(7) Financial and accounting reports, the latest audited financial statements as well as the reports of the board of directors, the auditors and the supervisory committee;</p> <p>(8) The latest annual report that has been filed with the share registrar of the Company or other competent authorities for record.</p>	<p>(3) Report on the status of the Company's share capital;</p> <p>(4) Special resolutions of the Company;</p> <p>(5) Report on the total par value, quantity, the highest price and the lowest price of every class of shares that the Company has repurchased since the end of the last financial year, as well as all the expenses that the Company has paid for them, which are segmented by domestic shares and foreign shares;</p> <p>(6) Minutes of general meetings;</p> <p>(7) Financial and accounting reports, the latest audited financial statements as well as the reports of the board of directors, the auditors and the supervisory committee;</p> <p>(8) The latest annual report that has been filed with the share registrar of the Company or other competent authorities for record.</p>
<p>Documents referred to in item (1) to item (8) (excluding item (2)) above shall be maintained at the Company's address in Hong Kong according to the requirements of the Hong Kong Listing Rules and shall be made available for inspection by the public and shareholders free of charge (except for minutes of general meetings which shall be made available for inspection by shareholders only).</p>	<p>Documents referred to in item (1) to item (8) (excluding item (2)) above shall be maintained at the Company's address in Hong Kong according to the requirements of the Hong Kong Listing Rules and shall be made available for inspection by the public and shareholders free of charge (except for minutes of general meetings which shall be made available for inspection by shareholders only).</p>

Original Article	Revised Article
<p>(VI) In the event of the termination or liquidation of the Company, the right to participate in the distribution of the remaining property of the Company in proportion to the shares held by them;</p> <p>(VII) The right to require the Company to purchase their shares in the event of their objection to resolutions of the general meeting concerning merger or division of the Company;</p> <p>(VIII) The right for shareholders who severally or jointly hold three per cent (3%) or more of the Company's shares to make a provisional proposal in writing to the board of directors no later than ten (10) working days before the date of general meeting;</p> <p>(IX) Other rights stipulated in the provisions of the laws, administrative regulations, departmental rules, normative documents, the listing rules of the place where the shares of the Company are listed or these Articles of Association.</p> <p>The Company shall not exercise any power to freeze or otherwise impair any of the rights attaching to any shares held by the person who is interested directly or indirectly therein on the ground only that such person has failed to disclose his/her interests to the Company.</p>	<p>(VI) In the event of the termination or liquidation of the Company, the right to participate in the distribution of the remaining property of the Company in proportion to the shares held by them;</p> <p>(VII) The right to require the Company to purchase their shares in the event of their objection to resolutions of the general meeting concerning merger or division of the Company;</p> <p>(VIII) The right for shareholders who severally or jointly hold three per cent (3%) or more of the Company's shares to make a provisional proposal in writing to the board of directors no later than ten (10) working days before the date of general meeting;</p> <p>(IX) Other rights stipulated in the provisions of the laws, administrative regulations, departmental rules, normative documents, the listing rules of the place where the shares of the Company are listed or these Articles of Association.</p> <p><u>The Company shall not exercise any power to freeze or otherwise impair any of the rights attaching to any shares held by the person who is interested directly or indirectly therein on the ground only that such person has failed to disclose his/her interests to the Company.</u></p>

Original Article	Revised Article
<p>Article 72</p> <p>Where the Company convenes an annual general meeting, a written notice of the meeting shall be given to all shareholders whose names appear on the register of shareholders at least twenty (20) clear days prior the date of the meeting, to notify all shareholders whose names appear on the register of shareholders of the matters to be considered at and the date and place of the meeting. Where the Company convenes an extraordinary general meeting, a written notice of the meeting shall be given to all shareholders whose names appear on the register of shareholders at least fifteen (15) clear days or ten (10) working days (whichever is longer) prior the date of the meeting.</p> <p>For the purpose of determining the period of notice, neither the date on which the meeting is convened nor the date on which the notice is issued shall be included.</p>	<p>Article 72</p> <p>Where the Company convenes an annual general meeting, a written notice of the meeting shall be given to all shareholders whose names appear on the register of shareholders at least twenty (20) clear days prior <u>to</u> the date of the meeting, to notify all shareholders whose names appear on the register of shareholders of the matters to be considered at and the date and place of the meeting. Where the Company convenes an extraordinary general meeting, a written notice of the meeting shall be given to all shareholders whose names appear on the register of shareholders at least fifteen (15) clear days or ten (10) working days (whichever is longer) prior <u>to</u> the date of the meeting.</p> <p>For the purpose of determining the period of notice, neither the date on which the meeting is convened nor the date on which the notice is issued shall be included.</p>
<p>Article 80</p> <p>The proxy form shall be deposited at the domicile of the Company or such other places as the notice of relevant meeting may specify not less than twenty-four (24) hours prior to the convening of the meeting at which the relevant matters will be voted on, or twenty-four (24) hours before the designated voting time. If the principal authorizes any other person to sign the proxy form, the power of attorney or other authority shall be notarized. The notarized power of attorney or other authority must be delivered to the domicile of the Company or such other places specified in the notice of meeting together with the proxy form.</p>	<p>Article 80</p> <p>The proxy form shall be deposited at the domicile of the Company or such other places as the notice of relevant meeting may specify not less than twenty-four (24) hours prior to the convening of the meeting at which the relevant matters will be voted on, or twenty-four (24) hours before the designated voting time. If the principal authorizes any other person to sign the proxy form, the power of attorney or other authority shall be notarized. The notarized power of attorney or other authority must be delivered to the domicile of the Company or such other places specified in the notice of meeting together with the proxy form.</p>

Original Article	Revised Article
<p>If the principal is a corporation, its legal representatives or any other person authorized by its board of directors or other governing bodies shall act as a representative to attend the general meeting of the Company.</p> <p>If a shareholder is a recognized clearing house or its agent within the meaning of the laws of Hong Kong, it may authorize one (1) or more proxy(ies) as it thinks fit to act as its proxy(ies) at any general meeting or class meeting of shareholders. However, if more than one (1) proxy is appointed, the proxy form shall specify the number and class of shares represented by each of such proxies under the authorization. Such authorized proxies may exercise the right on behalf of the recognized clearing house or its agent, as if they are the individual shareholders of the Company.</p>	<p>If the principal is a corporation, its legal representatives or any other person authorized by its board of directors or other governing bodies shall act as a representative to attend the general meeting of the Company.</p> <p>If a shareholder is a recognized clearing house or its agent within the meaning of the laws of Hong Kong, it may authorize one (1) or more proxy(ies) as it thinks fit to act as its proxy(ies) at any general meeting <u>or, class meeting of shareholders or creditors' meeting of the Company.</u> However, if more than one (1) proxy is appointed, the proxy form shall specify the number and class of shares represented by each of such proxies under the authorization. Such authorized proxies may exercise the right, <u>including but not limited to the right to speak and vote,</u> on behalf of the recognized clearing house or its agent, as if they are the individual shareholders of the Company.</p>
<p>Article 114</p> <p>A director shall continue to perform his duties in accordance with relevant regulations and these Articles of Association until a duly re-elected director takes office, if re-election is not conducted in a timely manner upon the expiry of his term of office or if the resignation of a director results in the number of directors being less than the quorum.</p>	<p>Article 114</p> <p>A director shall continue to perform his duties in accordance with relevant regulations and these Articles of Association until a duly re-elected director takes office, if re-election is not conducted in a timely manner upon the expiry of his term of office or if the resignation of a director results in the number of directors being less than the quorum.</p>

Original Article	Revised Article
<p>A director may resign before the expiration of his/her term of office. If a Director resigns, such Director shall tender in writing a letter of resignation to the Board, and the Board shall disclose relevant information in a timely manner and when necessary. Except that the members of the Board fall below the minimum statutory requirements due to the resignation of a Director set out in this Article, the resignation of a Director shall take effect at the time when the letter of resignation has been served on the Board, unless a later effective date of resignation is prescribed in the letter of resignation. If the resignation of an independent non-executive director results in the number of independent non-executive director of the Board of the Company being less than the quorum, the resignation of this independent non-executive director shall be effective only after the succeeding independent non-executive director has filled his vacancy.</p> <p>Any director appointed by the Board to fill a casual vacancy or as an addition to the Board shall hold office only until the next annual general meeting of the Company and shall be eligible for re-election at the meeting. Without violation of relevant laws and regulations and the regulatory rules of the place where the shares of the Company are listed, any director appointed by the Board to fill a casual vacancy to the Board shall accept shareholders' election at the first general meeting after acceptance of the appointment.</p>	<p>A director may resign before the expiration of his/her term of office. If a Director resigns, such Director shall tender in writing a letter of resignation to the Board, and the Board shall disclose relevant information in a timely manner and when necessary. Except that the members of the Board fall below the minimum statutory requirements due to the resignation of a Director set out in this Article, the resignation of a Director shall take effect at the time when the letter of resignation has been served on the Board, unless a later effective date of resignation is prescribed in the letter of resignation. If the resignation of an independent non-executive director results in the number of independent non-executive director of the Board of the Company being less than the quorum, the resignation of this independent non-executive director shall be effective only after the succeeding independent non-executive director has filled his vacancy.</p> <p>Any director appointed by the Board to fill a casual vacancy or as an addition to the Board shall hold office only until the next annual general meeting of the Company and shall be eligible for re-election at the meeting. Without violation of relevant laws and regulations and the regulatory rules of the place where the shares of the Company are listed, any director appointed by the Board to fill a casual vacancy to the Board shall accept shareholders' election be elected at the first general meeting after acceptance of the appointment.</p>

Original Article	Revised Article
<p>Article 143</p> <p>The Board of Directors consists of five special committees, namely the Audit Committee, Nomination Committee, Remuneration and Evaluation Committee, Strategy and Investment Committee and Risk and Compliance Management Committee. The duties, composition and the rules of procedures for such committees shall be decided by the Board separately. The Board of Directors may establish other special committees as necessary.</p> <p>The special committees under the Board are special working bodies established by the Board to provide suggestions or advice for major decisions of the Board. The special committees shall not make any decision on behalf of the Board of Directors, but they may exercise decision-making power on authorised matters according to the authorisation of the Board.</p>	<p>Article 143</p> <p>The Board of Directors consists of five special committees, namely the Audit Committee, Nomination Committee, Remuneration and Evaluation Committee, Strategy and Investment and ESG Committee and Risk and Compliance Management Committee. The duties, composition and the rules of procedures for such committees shall be decided by the Board separately. The Board of Directors may establish other special committees as necessary.</p> <p>The special committees under the Board are special working bodies established by the Board to provide suggestions or advice for major decisions of the Board. The special committees shall not make any decision on behalf of the Board of Directors, but they may exercise decision-making power on authorised matters according to the authorisation of the Board.</p>

The English version of the Articles of Association is an unofficial translation of its Chinese version. If there is any inconsistency between the Chinese and the English versions, the Chinese version shall prevail.

Save for the above Proposed Amendments to the Articles of Association, other provisions of the Articles of Association will remain unchanged.

The Proposed Amendments to the Articles of Association are subject to the approval by the shareholders of the Company by way of a special resolution at the forthcoming general meeting of the Company. A circular for the general meeting containing, among other things, details of the Proposed Amendments to the Articles of Association will be despatched to the shareholders of the Company as soon as practicable in accordance with the relevant requirements.

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

Beijing, the PRC
October 10, 2022

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