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

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

**VOLUNTARY ANNOUNCEMENT**  
**PROPOSED CHANGE IN THE SHAREHOLDING STRUCTURE OF THE**  
**INDIRECT CONTROLLING SHAREHOLDER OF THE COMPANY**

This announcement is made by Huafa Property Services Group Company Limited (the “**Company**”) on a voluntary basis.

**THE SHARE TRANSFER**

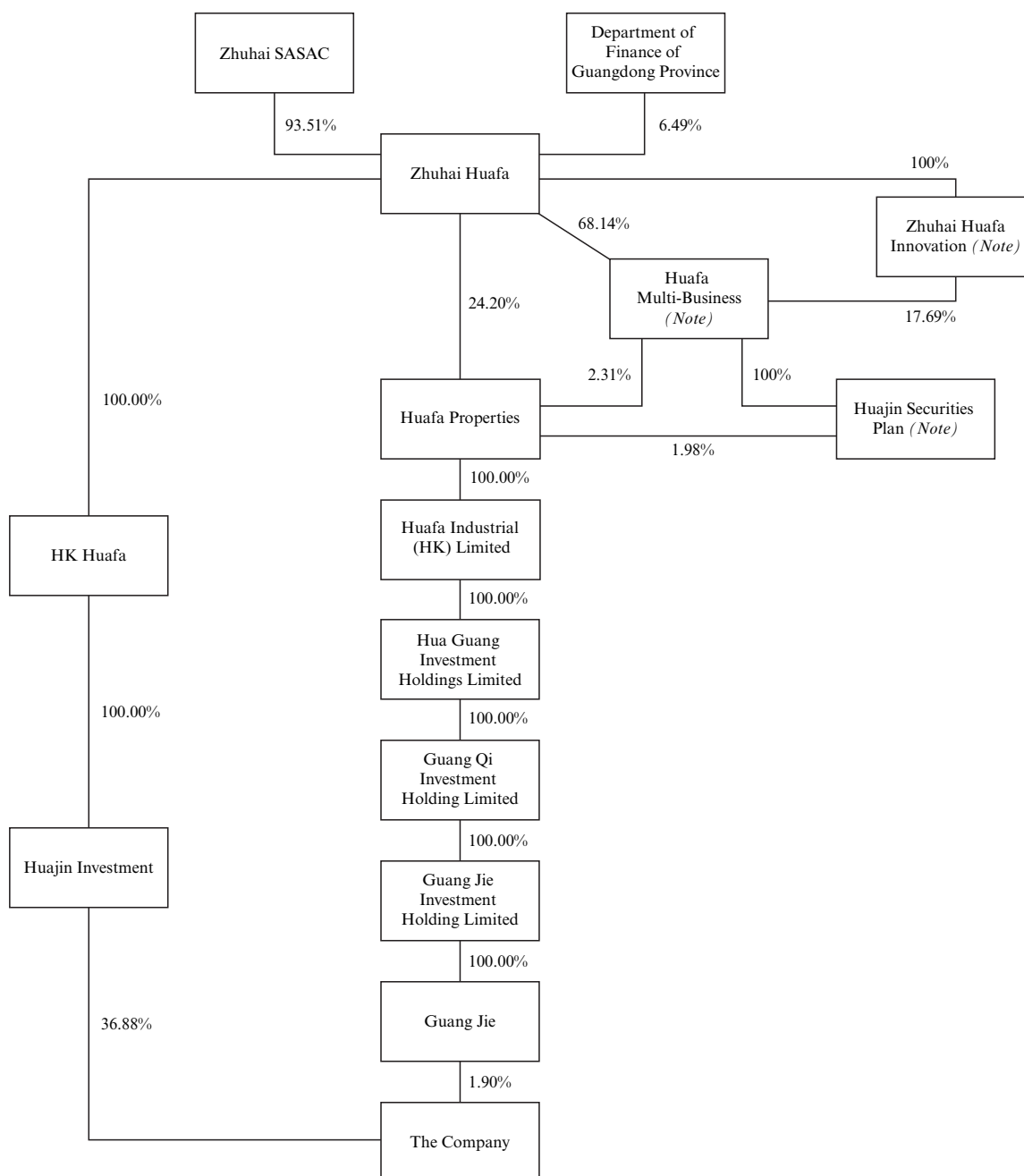
The Company has been informed by Hong Kong Huafa Investment Holdings Limited (香港華發投資控股有限公司) (“**HK Huafa**”), the indirect controlling shareholder of the Company and a direct wholly-owned subsidiary of Zhuhai Huafa Group Co., Ltd.\* (珠海華發集團有限公司) (“**Zhuhai Huafa**”), the ultimate controlling shareholder of the Company, that as part of an intra-group restructuring, on 25 November 2022, HK Huafa, as the vendor, has entered into a conditional share purchase agreement (the “**Share Purchase Agreement**”) with Guang Jie Investment Limited (光杰投資有限公司) (“**Guang Jie**”), an indirect wholly-owned subsidiary of Zhuhai Huafa Properties Co., Ltd. (珠海華發實業股份有限公司) (“**Huafa Properties**”), a company established with limited liability in the PRC on 18 August 1992 and listed on the Shanghai Stock Exchange (stock code: 600325), which is in turn a direct non-wholly owned subsidiary of Zhuhai Huafa, as the purchaser for the transfer of the entire issued shares of Huajin Investment Company Limited (鉞金投資有限公司) (“**Huajin Investment**”) from HK Huafa to Guang Jie (the “**Share Transfer**”) at a consideration of RMB437,349,700.

Huajin Investment is an investment holding company and a direct wholly-owned subsidiary of HK Huafa. As at the date of this announcement, Guang Jie and Huajin Investment held 191,157,480 shares and 3,710,750,000 shares of the Company, representing 1.90% and 36.88% of the entire issued shares of the Company, respectively.

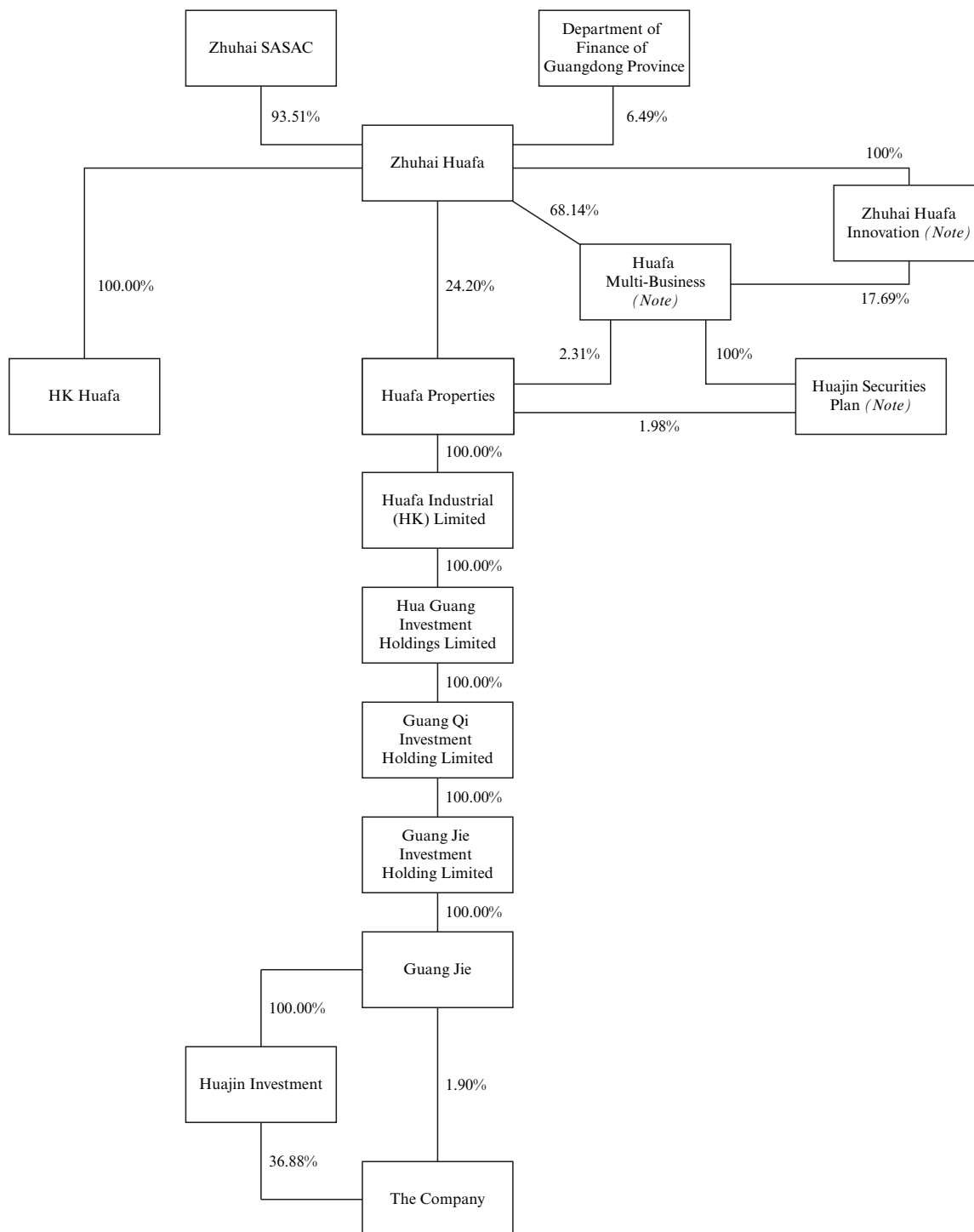
Upon completion of the Share Transfer, Huajin Investment will become a wholly-owned subsidiary of Guang Jie, and Huafa Properties will, through Guang Jie and Huajin Investment, hold 3,901,907,480 shares of the Company in aggregate, representing 38.78% of the entire issued shares of the Company. Zhuhai Huafa will remain as the ultimate controlling shareholder of the Company.

The shareholding structure of the Company as at the date of this announcement and immediately upon completion of the Shares Transfer is set out as follows:

**As at the date of this announcement**



## Immediately upon the completion of the Share Transfer



*Note:* As at the date of this announcement, Zhuhai Huafa Innovation Investment Holding Co., Ltd\* (珠海華發創新投資控股有限公司) (“**Zhuhai Huafa Innovation**”), Zhuhai Huafa Multi-Business Development Co., Ltd. (珠海華發綜合發展有限公司) (“**Huafa Multi-Business**”) and Huajin Securities Ronghui No. 314 Asset Management Plan\* (華金證券融匯314號單一資產管理計劃) (“**Huajin Securities Plan**”) are subsidiaries of and are controlled by Zhuhai Huafa.

Pursuant to the terms of the Share Purchase Agreement, the completion of the Share Transfer is subject to the satisfaction of, among others, the following conditions:

- (i) the necessary approvals from the State-Owned Assets Supervision and Administration Commission of the Zhuhai Municipal Government\* ( 珠海市國有資產監督管理委員會 ) (“**Zhuhai SASAC**”) for the transaction contemplated under the Share Purchase Agreement having been obtained; and
- (ii) all necessary authorisations, registrations, filings, confirmations, licenses, exemptions, consents, permissions and approvals from The Stock Exchange of Hong Kong Limited (the “**Stock Exchange**”), the Shanghai Stock Exchange, the Securities and Futures Commission of Hong Kong (the “**SFC**”) or any other governmental agencies, regulatory bodies, and all required notifications and filing procedures in connection with the Share Purchase Agreement and the transactions contemplated thereunder having been obtained and completed.

The Share Transfer is an intra-group restructuring to further promote the synergistic development of the upstream and downstream businesses of the two listed companies (i.e. Huafa Properties and the Company) and to integrate the resources and strengths of Huafa Properties and the Company in the real estate development and property management services business. The Share Transfer is not expected to have any material impact on the normal operating activities of the Company.

#### **IMPLICATIONS OF THE SHARE TRANSFER UNDER THE TAKEOVERS CODE**

As the Share Transfer, if materialised, may trigger an obligation to make a mandatory general offer for all the issued shares of the Company (other than those already owned by Huafa Properties or parties acting in concert with it) under Rule 26.1 of the Takeovers Code unless waived by the Executive Director of the Corporate Finance Division of the SFC (the “**Executive**”), Zhuhai Huafa has made an application to the Executive for, and the Executive has granted, a waiver of such mandatory general offer obligation of Huafa Properties pursuant to Note 6(a) to Rule 26.1 of the Takeovers Code.

Further announcements will be made by the Company as and when appropriate in accordance with the Rules Governing the Listing of Securities on the Stock Exchange, Takeovers Code and/or other applicable laws and regulations.

**Shareholders and potential investors of the Company are advised to exercise caution when dealing in the shares of the Company.**

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

Hong Kong, 25 November 2022

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

\* *For identification purpose only*