

*Hong Kong Exchanges and Clearing Limited and The Stock Exchange of Hong Kong Limited take no responsibility for the contents of this announcement, make no representation as to its accuracy or completeness and expressly disclaim any liability whatsoever for any loss howsoever arising from or in reliance upon the whole or any part of the contents of this announcement.*



## **Maoye International Holdings Limited**

**茂業國際控股有限公司**

*(Incorporated in the Cayman Islands with limited liability)*

**(Stock Code: 848)**

### **SUPPLEMENTAL ANNOUNCEMENT**

#### **CONNECTED TRANSACTION & CONTINUING CONNECTED TRANSACTIONS**

#### **ENTERING INTO THE PROPERTY SERVICE AGREEMENTS**

Reference is made to the announcement (the "Announcement") of Maoye International Holdings Limited (the "Company") dated 8 February 2023 in relation to the proposed entering into of the Property Service Agreements. Capitalised terms used herein shall have the same meanings as those defined in the Announcement unless the content otherwise requires.

The Company wishes to update its Shareholders and potential investors with further information in relation to the Property Service Agreements as follows:

As disclosed in the section headed "PROPOSED ANNUAL CAPS OF THE NO. 2 PROPERTY SERVICE AGREEMENT AND NO. 3 PROPERTY SERVICE AGREEMENT AND BASIS" on page 4 of the Announcement:

In arriving at the Annual Caps, the Board has considered the following factors: (1) the fees normally charged by independent third parties for providing similar services; (2) the pricing regulation of property management service fees and parking fees as regulated by the "Measures for the Administration of Property Service Fees" (物業服務收費管理辦法), the "Price Law of the People's Republic of China" (中華人民共和國價格法) and the "Property Management Regulations" (物業管理條例) of the PRC government; (3) in relation to the No. 2 Property Service Agreement, the building area, location and positioning of the property; and (4) in relation to the No. 3 Property Service Agreement, the parking lot income calculated according to the number of parking spaces, charging standards and estimated traffic of the property.

The Company wishes to supplement that regarding the property service fee per square meter per month of RMB14 and RMB19.5 under the No. 1 Property Service Agreement and No.2 Property Service Agreement respectively, the following factors were considered: (1) comparisons between the fees of similar property services offered by other independent third-party service providers on the market (by obtaining quotations from other independent third-party service providers on the market); (2) considering the costs and fees incurred by the Company in the past for setting up engineering, cleaning and other relevant departments and teams to carry out similar property services in-house; and (3) the relevant

laws and regulations on property management service fees as listed above.

Regarding the estimated parking lot operating fee of RMB0.31 million per year under the No. 3 Property Service Agreement, the following factors were considered: (1) the income, fee charging standard and traffic of parking lots of similar specifications within the area of the relevant property; (2) the level of the fees normally charged by independent third-party service providers for providing similar parking lot operation services in the market; and (3) the relevant laws and regulations on parking fees as listed above.

By Order of the Board  
**Maoye International Holdings Limited**  
**Mr. Huang Mao Ru**  
*Chairman*

Hong Kong, 13 February 2023

*As at the date of this announcement, the Board comprises three executive directors, namely, Mr. Huang Mao Ru, Mr. Zhong Pengyi and Ms. Lu Xiaojuan; one non-executive director, namely Mr. Wang Bin; and three independent non-executive directors, namely, Mr. Rao Yong, Mr. Pao Ping Wing and Mr. Gao Yajun.*