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**JINKE 金科服务**

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**Jinke Smart Services Group Co., Ltd.**  
**金科智慧服務集團股份有限公司**

*(a joint stock company incorporated in the People's Republic of China with limited liability)*

**(Stock Code: 9666)**

## **CONNECTED TRANSACTIONS PROPERTY TRANSFER AGREEMENTS**

### **THE PROPERTY TRANSFER AGREEMENTS**

The Board announces that on 11 August 2023, the Group and the Jinke Property Group have entered into the Property Transfer Agreements, pursuant to which relevant members of the Jinke Property Group shall transfer the respective Offset Properties to the Group as payment in lieu of the CCT Payables.

### **IMPLICATIONS UNDER THE LISTING RULES**

As of the date of this announcement, Jinke Property is the substantial shareholder of the Company, holding approximately 30.67% of the issued share capital of the Company. As such, Jinke Property Group are connected persons of the Company under the Listing Rules. The transactions contemplated under the Property Transfer Agreements constitute connected transactions for the Company under Chapter 14A of the Listing Rules.

As one or more of the applicable percentage ratios (as defined under the Listing Rules) in respect of the transactions contemplated under the Property Transfer Agreements, in aggregate, exceed 0.1% but all of which are less than 5%, the transactions contemplated under the Property Transfer Agreements are subject to the reporting and announcement requirements under Chapter 14A of the Listing Rules, but exempt from the circular and independent shareholders' approval requirements.

Reference is made to prospectus of the Company dated 5 November 2020 and the announcement of the Company dated 29 July 2022 (the “**Announcement**”) in respect of the 2020 Master Property Management Services Agreement and 2022 Master Property Management Service Agreement, respectively. Unless otherwise specified, capitalised terms used shall have the same meaning as those defined in the Announcement.

The Board announces that on 11 August 2023, the Group and the Jinke Property Group have entered into the Property Transfer Agreements, pursuant to which members of the Jinke Property Group shall transfer the respective Offset Properties to the Group. Such transfers shall serve as payment in lieu of the CCT Payables, which arose from the provisions of property management services by the Group to the Jinke Property Group contemplated under the 2020 & 2022 Master Property Management Service Agreements. The Offset Properties consist of 36 properties, of which 19 are residential properties, 6 are commercial properties, 8 are office buildings and 3 are industrial properties, and are located in Guiyang, Chongqing, Changsha, Linyi in the PRC, with a total GFA of approximately 3,434.5 sq.m. Upon the transfer of the Offset Properties, the CCT Payables amounted to approximately RMB20.4 million will be treated as fully settled.

## **SUMMARY OF THE PROPERTY TRANSFER AGREEMENTS**

Details of each of the Property Transfer Agreements are as follows:

### *Guizhou Huasheng Yongxin Property Transfer Agreement*

**Date:** 11 August 2023

**Parties:** (i) Guizhou Huasheng Yongxin; and  
(ii) Jinke Services Guizhou Branch

**Subject matter:** Guizhou Huasheng Yongxin agreed to transfer to Jinke Services Guizhou Branch, the Guizhou Huasheng Yongxin Properties to settle certain property management fees due and payable by Guizhou Huasheng Yongxin to Jinke Services Guizhou Branch, which arose from the provision of property management services by Jinke Services Guizhou Branch to Guizhou Huasheng Yongxin contemplated under the 2020 & 2022 Master Property Management Service Agreements.

**Consideration of the Offset Properties and amount of CCT Payables to offset:** RMB6.0 million approximately.

**The Guizhou Huasheng Yongxin Properties:** The Guizhou Huasheng Yongxin Properties were determined jointly by the Group and the Jinke Property Group to partially settle the CCT Payables for the provision of property management services by Jinke Services Guizhou Branch to the Guizhou Huasheng Yongxin.

The Guizhou Huasheng Yongxin Properties consist of 19 residential properties located at No. 199 Pujiang Road, Huaxi District, Guiyang City, Guizhou, the PRC, with a total GFA of approximately 732.3 sq.m.

The estimated value of the Guizhou Huasheng Yongxin Properties as at 31 May 2023, as appraised by an independent and qualified valuer using a market approach, was approximately RMB5.1 million.

**Other term:** In the event that the registration for the transfer of the Guizhou Huasheng Yongxin Properties to the Group could not be proceeded with due to the failure or default of Guizhou Huasheng Yongxin, Guizhou Huasheng Yongxin shall settle the CCT Payables in the amount of approximately RMB6.0 million in cash or in other manner to be agreed by the Group and the Jinke Property Group.

*Chongqing Pinjinyue Property Transfer Agreement*

**Date:** 11 August 2023

**Parties:** (i) Chongqing Pinjinyue; and  
(ii) Jinke Services Chongqing Branch

**Subject matter:** Chongqing Pinjinyue agreed to transfer to Jinke Services Chongqing Branch, the Chongqing Pinjinyue Properties to settle certain property management fees due and payable by Chongqing Pinjinyue to Jinke Services Chongqing Branch, which arose from the provision of property management services by Jinke Services Chongqing Branch to Chongqing Pinjinyue contemplated under the 2020 & 2022 Master Property Management Service Agreements.

**Consideration of the Offset Properties and amount of CCT Payables to offset:** RMB4.4 million approximately.

**The Chongqing Pinjinyue Properties:** The Chongqing Pinjinyue Properties were determined jointly by the Group and Jinke Property Group to partially settle the CCT Payables for the provision of property management services by Jinke Services Chongqing Branch to Chongqing Pinjinyue.

The Chongqing Pinjinyue Properties consist of 5 commercial properties located at Chayuan Avenue, Nan'an District, Chongqing, the PRC, with a total GFA of approximately 285.5 sq.m.

The value of the Chongqing Pinjinyue Properties as at 31 May 2023, as appraised by an independent and qualified valuer using a market approach, was approximately RMB3.7 million.

*Hunan Jingchao Property Transfer Agreement*

**Date:** 11 August 2023

**Parties:** (i) Hunan Jingchao; and  
(ii) Jinke Services Hunan Branch

**Subject matter:** Hunan Jingchao agreed to transfer to Jinke Services Hunan Branch, the Hunan Jingchao Properties to settle certain property management fees due and payable by Hunan Jingchao to Jinke Services Hunan Branch, which arose from the provision of property management services by Jinke Services Hunan Branch to Hunan Jingchao contemplated under the 2020 & 2022 Master Property Management Service Agreements.

**Consideration of the Offset Properties and amount of CCT Payables to offset:** The consideration of the Hunan Jingchao Properties and the amount of CCT Payables to offset are approximately RMB7.8 million and RMB6.0 million, respectively. Jinke Services Hunan Branch will pay Hunan Jingchao by way of cash for the shortfall of the consideration of the Hunan Jingchao Properties in the amount of approximately RMB1.8 million as down payment.

**The Hunan Jingchao Industrial Properties:** The Hunan Jingchao Properties were determined jointly by the Group and Jinke Property Group to partially settle the CCT Payables for the provision of property management services by Jinke Services Hunan Branch to Hunan Jingchao.

The Hunan Jingchao Properties consist of 8 office buildings located at Jinke Yida Technology Park, southside of Dongliu Road, Changsha County, the PRC, with a total GFA of approximately 1,391.0 sq.m.

The value of the Hunan Jingchao Properties as at 31 May 2023, as appraised by an independent and qualified valuer using a market approach, was approximately RMB8.0 million.

**Other term:** In the event that the registration for the transfer of the Hunan Jingchao Industrial Properties to the Group could not be proceeded with due to the failure or default of Hunan Jingchao, Hunan Jingchao shall refund Jinke Services Hunan Branch the down payment in the amount of approximately RMB1.8 million in full and settle the CCT Payables in the amount of RMB6.0 million in cash or in other manner to be agreed by the Group and the Jinke Property Group.

#### *Linyi Jinke Industrial Property Transfer Agreement*

**Date:** 11 August 2023

**Parties:**

- (i) Linyi Jinchen;
- (ii) Jinke Services Linyi Branch;
- (iii) Linyi Jinke Industrial; and
- (iv) Jinke Industrial.

- Subject matter:** Pursuant to the Linyi Jinke Industrial Property Transfer Agreement,
- (i) Linyi Jinchen agreed to assign, and Jinke Industrial agreed to accept a creditor's right in relation to the receivables from Linyi Jinke Industrial in the amount of approximately RMB3.4 million arising from the provision of park operation services by Linyi Jinchen to Linyi Jinke Industrial;
  - (ii) As agreed between Jinke Services Linyi Branch, Linyi Jinchen and Linyi Jinke Industrial, the debts in relation to the property management fees due and payable by Linyi Jinchen to Jinke Services Linyi Branch in the amount of approximately RMB3.9 million which arose from the provision of property management services by Jinke Services Linyi Branch to Linyi Jinchen contemplated under the 2020 & 2022 Master Property Management Service Agreements shall be assigned to Jinke Industrial; and
  - (iii) Linyi Jinke Industrial agreed to transfer the Linyi Jinke Industrial Properties to Jinke Services Linyi Branch to settle: (a) the debts owed to Jinke Industrial by Linyi Jinke Industrial pursuant to sub-paragraph (i) above and (b) the debts owed to Jinke Services Linyi Branch by Jinke Industrial pursuant to sub-paragraph (ii) above at the same time.

**Consideration of the Offset Properties and amount of CCT Payables to offset:** RMB3.1 million approximately.

**The Linyi Jinke Industrial Properties:** The Linyi Jinke Industrial Properties were determined jointly by the Group and Jinke Property Group to partially settle the CCT Payables for the provision of property management services by Jinke Services Linyi Branch to Linyi Jinchen.

The Linyi Jinke Industrial Properties consist of 3 industrial properties located at Linyi Intelligent Manufacturing Technology City, northeast side of the intersection of Zhengda Road and Fengshang Road, Hedong District, Linyi City, Shandong, the PRC, with a total GFA of approximately 945.6 sq.m.

The estimated value of the Linyi Jinke Industrial Properties as at 31 May 2023, as appraised by an independent and qualified valuer using a market approach, was approximately RMB3.1 million.

**Other term:** In the event that the registration for the transfer of the Linyi Jinke Industrial Properties to the Group could not be proceeded with due to the failure or default of Linyi Jinke Industrial, Jinke Industrial shall settle the CCT Payables in the amount of approximately RMB3.9 million in cash or in other manner to be agreed by the Group and the Jinke Property Group, and Linyi Jinke Industrial shall settle the operation service fee payable to Jinke Industrial in the amount of approximately RMB3.4 million.

## *Chongqing Bijinhui Property Transfer Agreement*

<b>Date:</b>	11 August 2023
<b>Parties:</b>	(i) Jinke Services Chongqing Branch; and (ii) Chongqing Bijinhui.
<b>Subject matter:</b>	Chongqing Bijinhui agreed to transfer to Jinke Services Chongqing Branch, the Chongqing Bijinhui Properties to settle certain property management fees due and payable by Chongqing Bijinhui to Jinke Services Chongqing Branch, which arose from the provision of property management services by Jinke Services Chongqing Branch to Chongqing Bijinhui contemplated under the 2020 & 2022 Master Property Management Service Agreements.
<b>Consideration of the Offset Properties and amount of CCT Payables to offset:</b>	RMB0.9 million approximately.
<b>The Chongqing Bijinhui Properties:</b>	<p>The Chongqing Bijinhui Properties were determined jointly by the Group and Jinke Property Group to partially settle the CCT Payables for the provision of property management services by Jinke Services Chongqing Branch to Chongqing Bijinhui.</p> <p>The Chongqing Bijinhui Properties consist of 1 commercial property located at Qianjiang Lingyun Qianjiangfu, No.520 Bayun Road, Banan District, Chongqing, the PRC, with a total GFA of approximately 80.2 sq.m.</p> <p>The value of the Chongqing Bijinhui Properties as at 31 May 2023, as appraised by an independent and qualified valuer using a market approach, was approximately RMB0.9 million.</p>

## **REASONS FOR AND BENEFITS OF ENTERING INTO THE PROPERTY TRANSFER AGREEMENTS**

Jinke Property Group, a key customer of the Group, is currently facing severe liquidity crisis under stringent regulations from the PRC government and other financial institution regulators and therefore unable to settle any payment due and payable to the Group. In light of the aforementioned, the Group has reduced the provision of property management services or non-owner value-added services to Jinke Property Group. The Group, however, was unable to recover the historically incurred services fees due and payable from the Jinke Property Group, which had been reflected by sufficient asset impairment in the 2022 Financial Statement of the Group. With continuous efforts, the Group had finally reached an agreement the Jinke Property Group to enter into the Property Transfer Agreements for the relevant debt offset and settlement arrangement. The property transfers contemplated under the Property Transfer Agreements allow the Group to recover receivables due and payable from the Jinke Property Group. At the same time, with reference to the real estate restructuring strategy and according to the asset valuation report of an independent third party valuer, the transactions contemplated under the Property Transfer Agreements ensure that the total appraised value of the Offset Properties is greater than the amount of the total CCT Payables to offset, which is conducive to resolving the Group's receivables risk and is in the interests of the shareholders of the Company.

The Directors (including the independent non-executive Directors) consider that the terms of the Property Transfer Agreements and the transactions contemplated thereunder are fair and reasonable, are not entered in the ordinary and usual course of business of the Group but are on normal commercial terms or better and in the interests of the Company and its Shareholders as a whole.

## **LISTING RULES IMPLICATIONS**

As of the date of this announcement, Jinke Property is the substantial shareholder of the Company, holding approximately 30.67% of the issued share capital of the Company. As such, Jinke Property Group are connected persons of the Company under the Listing Rules. The transactions contemplated under the Property Transfer Agreements constitute connected transactions for the Company under Chapter 14A of the Listing Rules.

As one or more of the applicable percentage ratios (as defined under the Listing Rules) in respect of the transactions contemplated under the Property Transfer Agreements, in aggregate, exceed 0.1% but all of which are less than 5%, the transactions contemplated under the Property Transfer Agreements are subject to the reporting and announcement requirements under Chapter 14A of the Listing Rules, but exempt from the circular and independent shareholders' approval requirements.

## **BOARD APPROVAL**

At the Board meeting held to approve the Property Transfer Agreements, Mr. Liang Zhongtai who also holds management positions in Jinke Property, and Mr. Xu Guofu who also holds management positions in Chongqing Jinke Investment Holding (Group) Co., Ltd. (重慶市金科投資控股(集團)有限責任公司), have abstained from voting on the relevant Board resolutions. Apart from Mr. Liang Zhongtai and Mr. Xu Guofu, none of the Directors has or is deemed to have a material interest in the Property Transfer Agreements and is required to abstain from voting on the relevant Board resolutions approving the Property Transfer Agreements.

## **INFORMATION ON THE PARTIES**

### **The Group**

The Group is principally engaged in the provision of space property management services, community value-added services, local catering services and smart living technology solutions in the PRC.

As at the date of this announcement, each of Jinke Services Guizhou Branch, Jinke Services Chongqing Branch, Jinke Services Hunan Branch, Jinke Services Linyi Branch is a branch of the Company.

### **The Jinke Property Group**

Jinke Property is a joint stock company established in the PRC with limited liability, the shares of which are listed on the Shenzhen Stock Exchange (Stock Code: 000656.SZ). Jinke Property is one of the leading property developers in the PRC and is principally engaged in the development of large scale mixed-use property projects, with extensive presence in the businesses of property management, environmental protection, construction, real estate construction management and commercial.

## ***Guizhou Huasheng Yongxin***

Guizhou Huasheng Yongxin is a company established in the PRC with limited liability and is principally engaged in property development business in the PRC. As at the date of this announcement, based on public information available, Guizhou Huasheng Yongxin is wholly owned by Chongqing Wanhongjiu Enterprise Management Co., Ltd. \* (重慶萬弘久企業管理有限公司) (“**Chongqing Wanhongjiu**”). Based on public information available, Chongqing Wanhongjiu is a company established in the PRC with limited liability and its ultimate beneficial owners are Jinke Property, Mr. Chen Yan (陳岩), Mr. Pei Wenjuan (裴文俊), Mr. Li Xusheng (李旭笙), Mr. Zhang Ning (張寧) and Mr. Li Yong (李勇) as at the date of this announcement.

## ***Chongqing Pinjinyue***

Chongqing Pinjinyue is a company established in the PRC with limited liability and is principally engaged in property development business in the PRC.

Based on public information available,

- (a) as at the date of this announcement, Chongqing Pinjinyue is owned as to 35% by Chongqing Jinke Chenju Real Estate Co., Ltd.\* (重慶市金科宸居置業有限公司) (“**Chongqing Chenju**”), 25% by Beijing Shougang Real Estate Development Co. Ltd.\* (北京首鋼房地產開發有限公司) (“**Beijing Shougang**”), 20% by Tongxiang Anhao investment management Co., Ltd.\* (桐鄉市安豪投資管理有限公司) (“**Tongxiang Anhao**”), 10% by China Railway 20th Bureau Group Real Estate Development Co., Ltd.\* (中鐵二十局集團房地產開發有限公司) (“**China Railway 20th Bureau Real Estate Development**”) and 10% by China Railway Real Estate Group Southwest Co., Ltd.\* (中鐵房地產集團西南有限公司) (“**China Railway Real Estate**”);
- (b) Chongqing Chenju is a company established in the PRC with limited liability and its ultimate beneficial owner is Jinke Property as at the date of this announcement;
- (c) Beijing Shougang is a company established in the PRC with limited liability and its ultimate beneficial owner is State-owned Assets Supervision and Administration Commission of People’s Government of Beijing Municipality as at the date of this announcement;
- (d) Tongxiang Anhao is a company established in the PRC with limited liability and its ultimate beneficial owner is Ping An Insurance (Group) Company of China, Ltd. (Stock Code: 601318.SH) (Stock Code: 2318.HK) as at the date of this announcement;
- (e) China Railway 20th Bureau Real Estate Development is a company established in the PRC with limited liability and its ultimate beneficial owner is China Railway Construction Corporation Limited (Stock Code: 601186.SH) (Stock Code: 1186.HK) as at the date of this announcement; and
- (f) China Railway Real Estate is a company established in the PRC with limited liability and its ultimate beneficial owner is China Railway Construction Corporation Limited (Stock Code: 601186.SH) (Stock Code: 1186.HK) as at the date of this announcement.

### ***Hunan Jingchao***

Hunan Jingchao is a company established in the PRC with limited liability and is principally engaged in property development business in the PRC. As at the date of this announcement, Hunan Jingchao is owned as to 53% by Jinke Industrial and 47% by Hunan Jingchao Group Co., Ltd.\* (湖南景朝集團有限公司) (“**Hunan Jingchao Group**”). Based on public information available, Hunan Jingchao Group is a company established in the PRC with limited liability and its ultimate beneficial owners are Mr. Hu Bin (胡彬) and Ms. He Qiongyu (何琼玉) as at the date of this announcement.

### ***Linyi Jincheng***

Linyi Jincheng is a company established in the PRC with limited liability and is principally engaged in the provision of business incubation services, exhibition services and property management services. As at the date of this announcement, Linyi Jincheng is wholly owned by Tianjin Jinrun Industrial Service Co., Ltd.\* (天津金潤產業服務有限公司) (“**Tianjin Jinrun**”). Based on public information available, Tianjin Jinrun is a company established in the PRC with limited liability and its ultimate beneficial owner is Jinke Property as at the date of this announcement.

### ***Linyi Jinke Industrial***

Linyi Jinke Industrial is a company established in the PRC with limited liability and is principally engaged in property development business in the PRC. As at the date of this announcement, Linyi Jinke Industrial is owned as to 90% by Jinke Industrial and 10% by Linyi International Eco-City Construction Investment Group Co., Ltd.\* (臨沂國際生態城建設投資集團有限公司) (“**Linyi International**”). Based on public information available, Linyi International is a company established in the PRC with limited liability and its ultimate beneficial owners are State-owned Assets Supervision and Administration Commission of People’s Government of Linyi Municipal and Department of Finance of Shandong Province as at the date of this announcement.

### ***Jinke Industrial***

Jinke Industrial is a company established in the PRC with limited liability and is principally engaged in project investment, investment management and asset management. As at the date of this announcement, the ultimate beneficial owner of Jinke Industrial is Jinke Property.

### ***Chongqing Bijinhui***

Chongqing Bijinhui is a company established in the PRC with limited liability and is principally engaged in property development business in the PRC.

Based on public information available,

- (a) as at the date of this announcement, Chongqing Bijinhui is owned as to 33% by Chongqing Jinke Real Estate Development Co., Ltd.\* (重慶金科房地產開發有限公司) (“**Chongqing Jinke Real Estate**”), 33% by Chongqing CIFI Real Estate Development Co., Ltd.\* (重慶旭輝房地產開發有限公司) (“**Chongqing CIFI Real Estate**”), 20.4% by Foshan ShundeHuashun Construction Engineering & Labor Services Co., Ltd.\* (佛山市順德區華順建築工程勞務有限公司) (“**Foshan Huashun**”), 11.56% by Chongqing Country Garden Shunbi Enterprise Management Co., Ltd.\* (重慶碧桂園順碧企業管理有限公司) (“**Chongqing Country Garden**”), 1.7% by Foshan Shunde District Sharing Investment Co., Ltd.\* (佛山市順德區共享投資有限公司) (“**Foshan Investment**”) and 0.34% by Chongqing Bixiang Hezhong Enterprise Management Center (Limited Partnership)\* (重慶碧享合眾企業管理中心(有限合夥)) (“**Chongqing Bixiang**”);
- (b) Chongqing Jinke Real Estate is a company established in the PRC with limited liability and its ultimate beneficial owner is Jinek Property as at the date of this announcement;
- (c) Chongqing CIFI Real Estate is a company established in the PRC with limited liability and its ultimate beneficial owners are CIFI Holdings (Group) Co. Ltd. (Stock Code: 884.HK), Mr. Ben Yu (賁宇), Mr. Zhang Jie (張傑), Mr. Cheng Lianbo (程連波), Mr. Yang Qingsong (楊清松) as at the date of this announcement;
- (d) Foshan Huashun is a company established in the PRC with limited liability and its ultimate beneficial owners are Mr. Wu Yeneng (吳業能) and Mr. Wu Chunming (吳春銘) as at the date of this announcement;
- (e) Chongqing Country Garden is a company established in the PRC with limited liability and its ultimate beneficial owner is Nice Energy Development Limited, which is in turn a wholly-owned subsidiary of Country Garden Holdings Company Limited (Stock Code: 2007. HK) as at the date of this announcement;
- (f) Foshan Investment is a company established in the PRC with limited liability and its ultimate beneficial owners are Mr. Li Xiaolin (黎曉林), Mr. Li Huanrui (李煥端), Mr. Yang Yulin (楊玉林), Mr. Cheng Guangyu (程光煜), Ms. Li Jing (李靜), Ms. Zou Xiaodan (鄒曉丹), Mr. Wen Jiangbo (聞江波)、Mr. Ouyang Tengping(歐陽騰平), Mr. Yang Lixing (楊麗興), Mr. Zhao Huirui (趙慧儒), Ms. Li Xingmei (黎杏梅), Mr. Li Zhaoqiang (李昭強), Mr. Liu Qing (劉青)、Ms. Ou Jieping (區結萍)、Ms. Wu Bijun (伍碧君)、Mr. Wang Hua (王華), Mr. Li Fuqiang (李富強), Mr. Yang Wenjie (楊文傑), Mr. Zhou Zeyi (周澤毅), Mr. Zhang Jinrui (張進銳), Ms. Yang Meirong (楊美容) and Mr. Liang Yuyou (梁裕尤) as at the date of this announcement; and
- (g) Chongqing Bixiang is limited partnership established in the PRC and its general partner is Chongqing Bixiang Enterprise Management Co., Ltd.\* (重慶碧享企業管理有限公司). The ultimate beneficial owners of Chongqing Bixiang are Mr. Zhu Lei (朱雷), Ms. Jiang Jia (蔣佳), Mr. Zeng Ran (曾冉), Mr. Deng Jiewen (鄧傑文), Mr. Wang Qing (王慶), Mr. Zhang Tao (張濤), Mr. Liu Muye (劉牧野) and Mr. You Tao (游濤) as at the date of this announcement.

## DEFINITIONS

In this announcement, unless the context otherwise requires, the following terms have the meanings set opposite them below:

“2020 Master Property Management Services Agreement”	the master property management services agreement entered into between the Company and Jinke Property on 29 October 2020 in relation to the provision of property management services by the Group to the Jinke Property Group
“2020 & 2022 Master Property Management Services Agreements”	the 2020 Master Property Management Services Agreement and the 2022 Master Property Management Service Agreement
“2022 Master Property Management Service Agreement”	the renewed master property management services agreement entered into between the Company and Jinke Property on 29 July 2022 in relation to the provision of property management services by the Group to the Jinke Property Group
“associate”	has the meaning ascribed to it under the Listing Rules
“Board”	the board of the Directors
“CCT Payables”	the services fees due and payable by the Jinke Property Group to the Group under the 2020 & 2022 Master Property Management Service Agreements in total amount of approximately RMB20.4 million
“Chongqing Bijinhui”	Chongqing Bijinhui Real Estate Development Co., Ltd.* (重慶市碧金輝房地產開發有限公司), a company established in the PRC with limited liability
“Chongqing Bijinhui Properties”	1 commercial property located at Qianjiang Lingyun Qianjiangfu, No.520 Bayun Road, Banan District, Chongqing, the PRC, with a total GFA of approximately 80.2 sq.m. subject to the Chongqing Bijinhui Property Transfer Agreement
“Chongqing Bijinhui Property Transfer Agreement”	the property transfer agreement entered into between Jinke Services Chongqing Branch and Chongqing Bijinhui dated 11 August 2023 in respect of the transfer of the Chongqing Bijinhui Properties
“Chongqing Pinjinyue”	Chongqing Pinjinyue Real Estate Development Co., Ltd.* (重慶品錦悅房地產開發有限公司), a company established in the PRC with limited liability
“Chongqing Pinjinyue Properties”	5 commercial properties located at Chayuan Avenue, Nan’an District, Chongqing, the PRC, with a total GFA of approximately 285.5 sq.m. subject to the Chongqing Pinjinyue Property Transfer Agreement

“Chongqing Pinjinyue Property Transfer Agreement”	the property transfer agreement entered into between Jinke Services Chongqing Branch and Chongqing Pinjinyue dated 11 August 2023 in respect of the transfer of the Chongqing Pinjinyue Properties
“Company”	Jinke Smart Services Group Co., Ltd. (金科智慧服務集團股份有限公司), a joint stock company incorporated in the PRC with limited liability and the H Shares of which are listed on the Main Board of the Stock Exchange (Stock Code: 9666)
“connected person”	has the meaning ascribed to it under the Listing Rules
“controlling shareholder(s)”	has the meaning ascribed to it under the Listing Rules
“Director(s)”	the director (s) of the Company
“GFA”	gross floor area
“Group”	the Company and its subsidiaries
“Guizhou Huasheng Yongxin”	Guizhou Huasheng Yongxin Real Estate Co., Ltd.* (貴州華勝永信置業有限公司), a company established in the PRC with limited liability
“Guizhou Huasheng Yongxin Properties”	19 residential properties located at No. 199 Pujiang Road, Huaxi District, Guiyang City, Guizhou, the PRC, with a total GFA of approximately 732.3 sq.m. subject to the Guizhou Huasheng Yongxin Property Transfer Agreement
“Guizhou Huasheng Yongxin Property Transfer Agreement”	the property transfer agreement entered into between Jinke Services Guizhou Branch and Guizhou Huasheng Yongxin dated 11 August 2023 in respect of the transfer of the Guizhou Huasheng Yongxin Properties
“Hunan Jingchao”	Hunan Jinke Jingchao Industrial Development Co., Ltd.* (湖南金科景朝產業發展有限公司), a company established in the PRC with limited liability
“Hunan Jingchao Properties”	8 office buildings located at Jinke Yida Technology Park, southside of Dongliu Road, Changsha County, the PRC, with a total GFA of approximately 1,391.0 sq.m. subject to the Hunan Jingchao Property Transfer Agreement
“Hunan Jingchao Property Transfer Agreement”	the property transfer agreement entered into between Jinke Services Hunan Branch and Hunan Jingchao dated 11 August 2023 in respect of the transfer of the Hunan Jingchao Properties
“Jinke Industrial”	Jinke Industrial Investment Development Group Co., Ltd.* (金科產業投資發展集團有限公司), a company established in the PRC with limited liability

“Jinke Property”	Jinke Property Group Co., Ltd.* (金科地產集團股份有限公司) a joint stock company established in the PRC with limited liability, listed on the Shenzhen Stock Exchange (stock code: 000656.SZ) and the controlling shareholder of the Company
“Jinke Property Group”	Jinke Property and its subsidiaries and associates (but excluding the Group)
“Jinke Services Chongqing Branch”	Jinke Smart Services Group Co., Ltd. Chongqing Branch* (金科智慧服務集團股份有限公司重慶分公司), a branch of the Company
“Jinke Services Hunan Branch”	Jinke Smart Services Group Co., Ltd. Hunan Branch* (金科智慧服務集團股份有限公司湖南分公司), a branch of the Company
“Jinke Services Guizhou Branch”	Jinke Smart Services Group Co., Ltd. Guizhou Branch* (金科智慧服務集團股份有限公司貴州分公司), a branch of the Company
“Jinke Services Linyi Branch”	Jinke Smart Services Group Co., Ltd. Linyi Branch* (金科智慧服務集團股份有限公司臨沂分公司), a branch of the Company
“Linyi Jinchen”	Linyi Jinchen Park Operation Management Co., Ltd.* (臨沂金辰園區運營管理有限公司), a company established in the PRC with limited liability
“Linyi Jinke Industrial”	Linyi Jinke City Investment Industrial Development Co., Ltd.* (臨沂金科城投產業發展有限公司), a company established in the PRC with limited liability
“Linyi Jinke Industrial Properties”	3 industrial properties located at Linyi Intelligent Manufacturing Technology City, northeast side of the intersection of Zhengda Road and Fengshang Road, Hedong District, Linyi City, Shandong, the PRC, with a total GFA of approximately 945.6 sq.m. subject to the Linyi Jinke Industrial Property Transfer Agreement
“Linyi Jinke Industrial Property Transfer Agreement”	the property transfer agreement entered into between Linyi Jinchen, Jinke Services Linyi Branch, Linyi Jinke Industrial and Jinke Industrial dated 11 August 2023 in respect of, among others, the transfer of the Linyi Jinke Industrial Properties
“Listing Rules”	the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited

“Offset Properties”	the Guizhou Huasheng Yongxin Properties, the Chongqing Pinjinyue Properties, the Hunan Jingchao Properties, the Linyi Jinke Industrial Properties and the Chongqing Bijinhui Properties to settle the property management fees payable by the Jinke Property Group to the Group under the 2020 & 2022 Master Property Management Service Agreements
“PRC”	the People’s Republic of China, for the purpose of this announcement, shall exclude Hong Kong, the Macau Special Administrative Region of the People’s Republic of China and Taiwan
“Property Transfer Agreements”	the Guizhou Huasheng Yongxin Property Transfer Agreement, the Chongqing Pinjinyue Property Transfer Agreement, the Hunan Jingchao Property Transfer Agreement, the Linyi Jinke Industrial Property Transfer Agreement and the Chongqing Bijinhui Property Transfer Agreement
“RMB”	Renminbi, the lawful currency of the PRC
“sq.m.”	the measurement unit of square meters

By Order of the Board  
**Jinke Smart Services Group Co., Ltd.**  
**Xia Shaofei**  
*Chairman*

Chongqing, 11 August 2023

*As at the date of this announcement, the Board comprises Mr. Xia Shaofei as executive Director, Mr. Wu Xiaoli, Ms. Lin Ke, Mr. Wei Yi, Mr. Xu Guofu and Mr. Liang Zhongtai as non-executive Directors, and Ms. Xiao Huilin and Ms. Yuan Lin as independent non-executive Directors.*

\* *for identification purpose only*