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**POLY PROPERTY SERVICES CO., LTD.**

**保利物業服務股份有限公司**

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

**(Stock Code: 06049)**

## **MAJOR AND CONTINUING CONNECTED TRANSACTIONS**

### **THE RENEWAL OF PARKING SPACE AGENCY FRAMEWORK AGREEMENT**

On 3 November 2023, the Company and Poly Developments and Holdings renewed the Parking Space Agency Framework Agreement for a term from 1 January 2024 to 31 December 2026.

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

As at the date of this announcement, Poly Developments and Holdings is interested in an aggregate of 72.289% of the total issued share capital of the Company and is a controlling shareholder and a connected person of the Company. Accordingly, the transactions contemplated under the Renewed Parking Space Agency Framework Agreement will constitute continuing connected transactions of the Company under Chapter 14A of the Listing Rules.

As the highest applicable percentage ratio, in accordance with the Listing Rules in respect of the relevant annual caps for the deposit expense portion and the agency service fees income portion under the Renewed Parking Space Agency Framework Agreement is higher than 5%, such transactions are subject to the reporting, announcement, annual review and Independent Shareholders' approval requirements under Chapter 14A of the Listing Rules.

As the highest applicable percentage ratio, if calculated on an aggregated basis, in accordance with the Listing Rules in respect of the relevant annual caps for the deposit expense portion under the Renewed Parking Space Agency Framework Agreement together with the Parking Space Agency Framework Agreement (Phase II) is higher than 25% but lower than 100%, the deposit expense portion under the Renewed Parking Space Agency Framework Agreement also constitutes a major transaction. As such, such transaction is subject to the reporting, announcement and Shareholders' approval requirements under Chapter 14 of the Listing Rules.

## **THE EGM**

The Company intends to put forward a proposal at the EGM to seek the Independent Shareholders' approval for the Renewed Parking Space Agency Framework Agreement and the transactions contemplated thereunder (including the annual caps). China Poly Group and its associates (including Poly Developments and Holdings and Xizang Hetai), which are interested in an aggregate of 72.289% of the total issued share capital of the Company as at the date of this announcement, will abstain from voting on the proposal at the EGM. The proposal will be passed by way of an ordinary resolution and voted by way of poll in accordance with the requirements under the Listing Rules.

An Independent Board Committee comprising all the independent non-executive Directors has been formed and shall advise the Independent Shareholders in respect of the Renewed Parking Space Agency Framework Agreement and the transactions contemplated thereunder (including the annual caps). An independent financial adviser will be appointed by the Company to advise the Independent Board Committee and the Independent Shareholders in this regard.

As it takes additional time to prepare a circular containing, among other things, (i) further details of the Renewed Parking Space Agency Framework Agreement (including the annual caps); (ii) a letter from the Independent Board Committee; (iii) a letter from the independent financial adviser; (iv) a notice of the EGM; and (v) other information of the Company as required under the Listing Rules, such circular is expected to be despatched to the Shareholders on or before 14 December 2023.

## **1. BACKGROUND**

References are made to the announcement of the Company dated 16 July 2021 and the circular of the Company dated 26 August 2021 in relation to, among other things, the Parking Space Agency Framework Agreement entered into between the Company and Poly Developments and Holdings, pursuant to which, the Group may provide exclusive parking spaces sales and leasing agency services to Poly Developments and Holdings Group.

As the Parking Space Agency Framework Agreement will expire on 31 December 2023, and the Group intends to continue the related business with Poly Developments and Holdings Group to cope with the needs of the continuing expansion of the Group's business, on 3 November 2023, the Company and Poly Developments and Holdings entered into the Renewed Parking Space Agency Framework Agreement to renew the transactions contemplated under the Parking Space Agency Framework Agreement for a term from 1 January 2024 to 31 December 2026.

## 2. THE RENEWED PARKING SPACE AGENCY FRAMEWORK AGREEMENT

### A. Principal Terms

- Date** : 3 November 2023
- Parties** : (i) the Company; and  
(ii) Poly Developments and Holdings
- Term** : From 1 January 2024 to 31 December 2026.
- Subject matter** : Pursuant to the Renewed Parking Space Agency Framework Agreement, the Group will provide exclusive parking spaces sales and leasing agency services (the “**Exclusive Leasing and Sales Rights**”) in respect of the target parking spaces (the “**Target Parking Spaces**”) to Poly Developments and Holdings Group to facilitate the sales and leasing activities of parking space properties. Poly Developments and Holdings Group shall not entrust the Target Parking Spaces to other third parties for sales or leasing.

In respect of the Target Parking Spaces, the Exclusive Leasing and Sales Rights are the sole and exclusive rights entitled to the Group, and Poly Developments and Holdings Group shall not sell, transfer or dispose of in any other manner any of the Target Parking Spaces to third parties unless agreed by both parties through negotiation.

The Group and Poly Developments and Holdings Group will enter into specific contracts (the “**Specific Contracts**”) to specify the agreed cooperation of both parties on specific projects and the number of Target Parking Spaces.

## **B. Pricing Policy**

### ***Leasing and sales at the base price model***

The Group and Poly Developments and Holdings Group will enter into specific negotiations on the base price for the sales and leasing of the Target Parking Spaces (the “**Cooperation Rights on Leasing and Sales at Base Price**”). The base price for sales or leasing is the price to be charged by Poly Developments and Holdings Group for the sales or leasing of the Target Parking Spaces, which in principle shall not exceed 80% of the agency price for sales or leasing. In determining the base price for sales or leasing, the discount of base price to the agency price of a specific project will be determined by factors such as occupancy rate, parking spaces ratio, stage of sales and quality of parking spaces of the project.

The agency price will be determined through negotiation by relevant members of the Group and Poly Developments and Holdings Group with reference to the historical leasing and sales prices and the comparable average price in the nearby markets of the Target Parking Spaces. In determining the agency price, projects (i) within the immediate vicinity of the specific project; and (ii) of similar type and target customer base will be selected as comparables, taking into account (i) whether the comparables are at similar stages of the sales cycle; and (ii) the average sales/leasing price in the past 12 months, and adjustment may be made considering the most recent market trends and economic developments.

### ***Agency service fees***

Poly Developments and Holdings Group will transfer or lease (as the case may be) the Target Parking Spaces to any third-party customers designated by the Group at the request of the Group at an actual leasing or sales price not lower than the aforesaid base price, and the excess of the actual leasing or sales price over the base price for sales and leasing will be attributable to the Group as agency service fees. In determining the agency service fees, the Group will estimate the costs of such services, taking into account factors such as labour costs, marketing expenses and difficulties of the leasing and sales agency.

Poly Developments and Holdings Group generally requires third-party customers to pay the sales/leasing price in full or by instalments upon signing of a parking spaces sales/leasing agreement. As the Group is responsible for introducing third-party customers to Poly Developments and Holdings Group, the Group will closely follow up the payment status of third-party customers. Poly Developments and Holdings Group will settle the payment to the Group on a monthly basis upon receipt of payment from third-party customers. Such transactions will be conducted on normal commercial terms.

## *Deposits*

In order to obtain the Exclusive Leasing and Sales Rights and the Cooperation Rights on Leasing and Sales at Base Price for the Target Parking Spaces, the Group shall pay fully refundable deposits to Poly Developments and Holdings Group in an amount not exceeding 50% of the sum of the base price for sales and leasing of the Target Parking Spaces under the Specific Contracts.

During the term of the agreement, the Group may replace the unleased and unsold Target Parking Spaces with other parking spaces of the same value. If there are no other parking spaces of the same value, Poly Developments and Holdings Group shall refund the corresponding deposits to the Group.

Before 30 June and 31 December of each year, Poly Developments and Holdings Group is required to return the existing deposits. Meanwhile, the Group will evaluate and decide whether to make adjustments to the business, and pay the corresponding deposits to Poly Developments and Holdings Group based on the subsequent evaluation results. The evaluation will be conducted based on (i) the number of remaining parking spaces available for sales or leasing; (ii) the average premium for sales or leasing, being the difference between the actual leasing and sales price and the base price; and (iii) the turnover rate of the Target Parking Spaces for sales or leasing. In the event that the Group attains an early completion of the leasing and sales of all Target Parking Spaces or the Specific Contracts are not renewed upon expiry, Poly Developments and Holdings Group shall return the corresponding deposits after the completion of the leasing and sales or the expiry of the Specific Contracts. If the Renewed Parking Space Agency Framework Agreement is rescinded or terminated for any reason, Poly Developments and Holdings Group will revoke the Exclusive Leasing and Sales Rights and the Cooperation Rights on Leasing and Sales at Base Price for unleased and unsold Target Parking Spaces and return the corresponding deposits.

The deposits payable by the Group under the Renewed Parking Space Agency Framework Agreement are expected to be funded by internal resources of the Group.

By paying the deposits to obtain the Exclusive Leasing and Sales Rights and the Cooperation Rights on Leasing and Sales at Base Price, the Group can obtain a preferential discounted base price for sales and leasing, and the Group will receive the amount in excess of the base price for sales and leasing as the agency service fees with considerable potential returns, and the risk of holding unsold and vacant parking spaces will not be passed on to the Group. In addition, the amount of deposits shall not exceed 50% of the sum of the base price for sales or leasing of the Target Parking Spaces under the Specific Contracts, the deposits are fully refundable with limited risks. Accordingly, the Board considers the deposits and the deposit ratio to be normal commercial terms.

The Group has maintained a long-term business relationship with Poly Developments and Holdings Group. Poly Developments and Holdings is listed on the main board of the Shanghai Stock Exchange (stock code: 600048). Poly Developments and Holdings undertakes that it shall pay default interest if Poly Developments and Holdings Group fails to return the deposits in accordance with the Renewed Parking Space Agency Framework Agreement. Meanwhile, the Directors did not note any material adverse credit events and/or defaults in relation to Poly Developments and Holdings Group based on its public announcements in the past 24 months. In addition, since the commencement of the parking spaces sales and leasing agency co-operation business in 2021, Poly Developments and Holdings Group has returned the corresponding deposits to the Group according to the agreement as scheduled, and there has been no default in respect of the non-return of deposits. Therefore, the Board considers that the default risk of Poly Developments and Holdings Group is minimal.

In view of the above, the Board is of the view that the risks of the payment of deposits under the Renewed Parking Space Agency Framework Agreement are remote, and the above measures are sufficient to properly safeguard the assets of the Company.

### C. Historical Transaction Amounts

The following table sets out the approved annual caps of the deposits payable (the maximum balance at any time during the year) and the historical transaction amounts by the Group under the Parking Space Agency Framework Agreement:

	<b>From the effective date of the Parking Space Agency Services Framework Agreement to 31 December 2021</b> <i>RMB million</i>	<b>Year ended 31 December 2022</b> <i>RMB million</i>	<b>Six months ended 30 June 2023</b> <i>RMB million</i>
Approved annual caps	3,000	3,000	3,000
Historical maximum balance of deposits	3,000	3,000	3,000

The following table sets out the historical transaction amounts and the approved annual caps of the agency service fees receivable by the Group under the Parking Space Agency Framework Agreement:

	<b>From the effective date of the Parking Space Agency Services Framework Agreement to 31 December 2021</b>	<b>Year ended 31 December 2022</b>	<b>Six months ended 30 June 2023</b>
	<i>RMB million</i>	<i>RMB million</i>	<i>RMB million</i>
Approved annual caps	300	750	750
Historical transaction amounts of agency service fees	60.4	290.2	117.4

#### **D. Proposed Annual Caps and Basis of Determination**

##### *Proposed annual caps for deposits*

The following table sets out the proposed annual caps (the maximum balance at any time during the year) for the deposits payable by the Group under the Renewed Parking Space Agency Framework Agreement:

	<b>For the year ended 31 December 2024</b>	<b>For the year ended 31 December 2025</b>	<b>For the year ended 31 December 2026</b>
	<i>RMB million</i>	<i>RMB million</i>	<i>RMB million</i>
Proposed annual caps	3,000	3,000	3,000

The above proposed annual caps were determined after considering the following:

- (i) the estimated value of parking spaces of Poly Developments and Holdings Group available for sales/leasing by the Group as an agent for each of the years during the term of the agreement pursuant to the Renewed Parking Space Agency Framework Agreement, taking into account factors including, but not limited to, the number of parking space agency projects under negotiation currently known to the Group, historical sales of parking spaces of relevant projects and the comparable average price range in the nearby markets;



- (ii) resources that the Group may allocate to the business, the ability to meet the service demand, and the steady business development strategy of the Group;
- (iii) the deposits agreed to be paid under the Renewed Parking Space Agency Framework Agreement shall not exceed 50% of the sum of the base price for sales and leasing of the Target Parking Spaces, and the daily maximum balance of deposits shall not be over RMB3 billion during the term of agreement; and
- (iv) the historical maximum balance of the deposits payable by the Group pursuant to the Parking Space Agency Framework Agreement.

***Proposed annual caps for agency service fees***

The following table sets out the proposed annual caps for the agency service fees receivable by the Group under the Renewed Parking Space Agency Framework Agreement:

	<b>For the year ended 31 December 2024 RMB million</b>	<b>For the year ended 31 December 2025 RMB million</b>	<b>For the year ended 31 December 2026 RMB million</b>
Proposed annual caps	750	750	750

The above proposed annual caps were determined after considering the following:

- (i) the estimated value of parking spaces of Poly Developments and Holdings Group available for sales/leasing by the Group as an agent during the term of the agreement pursuant to the Renewed Parking Space Agency Framework Agreement, taking into account factors including, but not limited to, the number of parking space agency projects under negotiation currently known to the Group, historical sales of parking spaces of relevant projects and the surrounding comparable average price range;
- (ii) the base price standards for sales and leasing determined by the Group and Poly Developments and Holdings Group, being not exceeding 80% of the agency price for sales and leasing in principle. For details of determining the base price for sales and leasing, please refer to the section headed “Pricing Policy”;
- (iii) the historical transaction amounts of the agency service fees receivable by the Group pursuant to the Parking Space Agency Framework Agreement; and
- (iv) the fact that the Group has formed a dedicated and expanding team for parking space rental and sales agency services which comprises experienced members with constantly improved business capabilities.



### **3. REASONS FOR AND BENEFITS OF THE TRANSACTIONS**

The Group is a leading comprehensive property management service provider in China with extensive property management scale and state-owned background. The Group continues to pay close attention to the diversified community needs of property owners and builds a community value-added service ecosystem by connecting internal and external quality resources, so as to provide property owners with high-quality, convenient and value-for-money community services and products and create high-quality living experience.

Since the commencement of the parking space leasing and sales agency cooperation business, the Group has built a professional asset operation team, and has fully leveraged the advantages brought by the property business and industry synergies. We have also continuously enhanced our asset operation and management capabilities, and further optimized the layout of services.

The renewal of the Parking Space Agency Framework Agreement with Poly Developments and Holdings is beneficial for enhancing the Group's ability in the sales and leasing of diversified asset, further accumulating experience in asset operation services; at the same time, it can also optimize the Group's overall industry layout in value-added community services, thereby achieving sustainable performance contribution.

### **4. OPINION OF THE BOARD**

In view of the above reasons and benefits and given the Renewed Parking Space Agency Framework Agreement and the transactions contemplated thereunder (including the annual caps) are conducted in the ordinary and usual course of business of the Company and on normal commercial terms or better, the Board is of the view that the Renewed Parking Space Agency Framework Agreement and the transactions contemplated thereunder (including the annual caps) are fair and reasonable and in the interests of the Company and the Shareholders as a whole.

Ms. Wu Lanyu, Mr. Liu Ping, Mr. Hu Zaixin and Mr. Huang Hai, all being Directors, have abstained from voting on the Board resolution approving the Renewed Parking Space Agency Framework Agreement and the transactions contemplated thereunder. Save as disclosed above, none of the Directors has any material interest in the Renewed Parking Space Agency Framework Agreement and the transactions contemplated thereunder.

## 5. INTERNAL CONTROL MEASURES

The Company will adopt the following internal policies and measures to ensure that the transactions under the Renewed Parking Space Agency Framework Agreement are implemented in accordance with the Renewed Parking Space Agency Framework Agreement, which, in particular, include but not limited to:

- (1) the management and the finance department of the Company will closely monitor through continuous and timely inquiries the execution of the Specific Contracts under the Renewed Parking Space Agency Framework Agreement, in order to monitor and ensure that the above businesses are falling within the applicable annual caps;
- (2) the auditors of the Company will also conduct an annual review on the Renewed Parking Space Agency Framework Agreement and the relevant annual caps and provide confirmation in the annual report of the Company;
- (3) before entering into Specific Contracts, the business department of the Group will review and compare (i) (if any) the margin of return of similar parking space sales agency transactions (i.e. transactions of similar nature in terms of service type and content, project location, quality of the subject parking spaces, etc.) between the Group and Independent Third Parties during the same period; and (ii) (if any) levels of agency service fees of comparable projects in the nearby markets of the project (i.e. transactions of similar nature in terms of service type and content, project location, pricing method, etc.), so as to ensure that the agency service fees to be received by the Company are no less favourable than those offered by Independent Third Parties;
- (4) the business department of the Group will (i) review the project proposal submitted each time before entering into a Specific Contract; and (ii) re-evaluate the transaction with reference to the overall average selling and leasing price of the project and the market conditions of the surrounding area of the Target Parking Spaces as at 30 June and 31 December of each year, and make use of process control to ensure that the agency price is fair and reasonable and on par with the average price in the surrounding comparable market of the Target Parking Spaces;
- (5) the business department of the Group will review and consider each Specific Contract on a case-by-case basis, including but not limited to the specific project scale, project location, discount of the base price to the agency price and potential returns etc., so as to ascertain that the deposits ratio agreed in each Specific Contract does not exceed 50% of the aggregate of the sales and leasing base price of the Target Parking Spaces and is on normal commercial terms;

- (6) the implementation of Specific Contracts shall be subject to the proper approval of the relevant personnel of the finance department, the compliance department and the management of the Group to ensure that the Specific Contracts are in compliance with the pricing policy and principal terms of the Renewed Parking Space Agency Framework Agreement, and that the agency service fees are determined at prices not lower than those offered by the Group to Independent Third Parties and the deposits ratio is on normal commercial terms;
- (7) the independent non-executive Directors of the Company will also conduct an annual review on the implementation and execution of the Specific Contracts entered into pursuant to the Renewed Parking Space Agency Framework Agreement to ensure that the Specific Contracts are conducted in accordance with the terms (including the pricing policy) set out in the Renewed Parking Space Agency Framework Agreement;
- (8) provision of transaction data (as one of the items in the management accounts) regularly to the management of the Company for review and monitoring. The finance department of the Company will arrange designated personnel to closely monitor the actual amount of the connected transactions under the Renewed Parking Space Agency Framework Agreement on a monthly basis, and will submit the transaction data to the management of the Company every month to assess the actual amount of the connected transactions as a percentage of the annual caps in a timely manner;
- (9) when reviewing the total transaction amount under the Renewed Parking Space Agency Framework Agreement, the management of the Company will check the forecasted transaction amount with the finance and operation departments. If the actual transaction amount at any time reaches 80% of the proposed annual caps, upon assessment by the management (if necessary), advice shall be sought from the audit committee of the Company and the Board on appropriate measures, including but not limited to revising the proposed annual caps (if necessary) in accordance with the requirements of the Listing Rules;
- (10) the financial department of the Group will remind Poly Developments and Holdings Group of its obligation to return the deposit three working days before 30 June and 31 December of each year. If the deposit is not returned as scheduled, the legal department of the Group will take appropriate actions 30 days after the due date, including but not limited to the issuance of a reminder letter and/or initiating formal legal proceedings to recover the deposits. In addition, the management of the Group will regularly review the announcements and financial reports issued by Poly Developments and Holdings, and promptly assess the financial and operating conditions of Poly Developments and Holdings Group; and
- (11) if it is necessary to adjust the annual caps for business development needs or other reasons, arrangements will be made in advance and the relevant requirements of the Listing Rules will be strictly followed and consideration and disclosure process will be timely proceeded by the Company when necessary.

## **6. IMPLICATIONS UNDER THE LISTING RULES**

As at the date of this announcement, Poly Developments and Holdings is interested in an aggregate of 72.289% of the total issued share capital of the Company and is a controlling shareholder and a connected person of the Company. Accordingly, the transactions contemplated under the Renewed Parking Space Agency Framework Agreement will constitute continuing connected transactions of the Company under Chapter 14A of the Listing Rules.

As the highest applicable percentage ratio, in accordance with the Listing Rules in respect of the relevant annual caps for the deposit expense portion and the agency service fees income portion under the Renewed Parking Space Agency Framework Agreement is higher than 5%, such transactions are subject to the reporting, announcement, annual review and Independent Shareholders' approval requirements under Chapter 14A of the Listing Rules.

As the highest applicable percentage ratio, if calculated on an aggregate basis, in accordance with the Listing Rules in respect of the relevant annual caps for the deposit expense portion under the Renewed Parking Space Agency Framework Agreement together with the Parking Space Agency Framework Agreement (Phase II) is higher than 25% but lower than 100%, the deposit expense portion under the Renewed Parking Space Agency Framework Agreement also constitutes a major transaction. As such, such transaction is subject to the reporting, announcement and Shareholders' approval requirements under Chapter 14 of the Listing Rules.

## **7. THE EGM**

The Company intends to put forward a proposal at the EGM to seek the Independent Shareholders' approval for the Renewed Parking Space Agency Framework Agreement and the transactions contemplated thereunder (including the annual caps). China Poly Group and its associates (including Poly Developments and Holdings and Xizang Hetai), which are interested in an aggregate of 72.289% of the total issued share capital of the Company as at the date of this announcement, will abstain from voting on the proposal at the EGM. The proposal will be passed by way of an ordinary resolution and voted by way of poll in accordance with the requirements under the Listing Rules. Save as disclosed in this announcement, no other Shareholders, to the best knowledge and belief of the Directors having made all reasonable enquiries, will be required to abstain from voting on such resolution as at the date of this announcement.

An Independent Board Committee comprising all the independent non-executive Directors has been formed and shall advise the Independent Shareholders in respect of the Renewed Parking Space Agency Framework Agreement and the transactions contemplated thereunder (including the annual caps). An independent financial adviser will be appointed by the Company to advise the Independent Board Committee and the Independent Shareholders in this regard.

As it takes additional time to prepare a circular containing, among other things, (i) further details of the Renewed Parking Space Agency Framework Agreement (including the annual caps); (ii) a letter from the Independent Board Committee; (iii) a letter from the independent financial adviser; (iv) a notice of the EGM; and (v) other information of the Company as required under the Listing Rules, such circular is expected to be despatched to the Shareholders on or before 14 December 2023.

## 8. INFORMATION ON THE PARTIES

### Information on the Group

The Company is a joint stock company with limited liability established in the PRC on 26 June 1996. The Group is a leading comprehensive property management service provider in the PRC with extensive property management scale and state-owned background, and is mainly engaged in providing property management services, value-added services to non-property owners and community value-added services.

### Information on Poly Developments and Holdings

Poly Developments and Holdings, whose shares are listed on the main board of Shanghai Stock Exchange, is a joint stock company established in the PRC with limited liability on 14 September 1992. Based on the strategic vision of “building a real estate ecological platform with excellent competitiveness”, Poly Developments and Holdings insists on real estate investment and development as its core, good life services, industrial finance and other business as clusters advancing together to realize high-quality development.

## 9. DEFINITIONS

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

“Board”	the board of Directors of the Company
“China Poly Group”	China Poly Group Corporation Limited (中國保利集團有限公司), a wholly state-owned company established in the PRC on 9 February 1993 and wholly-owned by the State-owned Assets Supervision and Administration Commission of the State Council, and a controlling shareholder of the Company
“Company”	Poly Property Services Co., Ltd., a joint stock company incorporated in the PRC with limited liability, the H Shares of which are listed on the Main Board of the Stock Exchange
“Director(s)”	the director(s) of the Company

“Domestic Share(s)”	ordinary share(s) in the share capital of the Company, with a nominal value of RMB1.00 each, which are subscribed for and paid up in RMB
“EGM”	the extraordinary general meeting of the Company to be convened to approve the Renewed Parking Space Agency Framework Agreement and the transactions contemplated thereunder (including the annual caps)
“Group”	the Company and its subsidiaries
“H Share(s)”	overseas listed foreign share(s) in the ordinary share capital of the Company with a nominal value of RMB1.00 each, which are subscribed for and traded in Hong Kong dollars and listed on the Main Board of the Stock Exchange
“Hong Kong”	Hong Kong Special Administrative Region of the PRC
“Hong Kong dollars”	Hong Kong dollars, the lawful currency of Hong Kong
“Independent Board Committee”	an independent committee of the Board comprising all independent non-executive Directors
“Independent Shareholders”	Shareholders who do not have a material interest in the Renewed Parking Space Agency Framework Agreement
“Independent Third Party(ies)”	an individual or a company who, as far as the Directors are aware after having made all reasonable enquiries, is not a connected person of the Company
“Listing Rules”	the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited
“Parking Space Agency Framework Agreement”	the Parking Space Leasing and Sales Agency Services Framework Agreement dated 16 July 2021 entered into by the Company and Poly Developments and Holdings
“Parking Space Agency Framework Agreement (Phase II)”	the Parking Space Leasing and Sales Agency Services Framework Agreement (Phase II) dated 16 November 2022 entered into by the Company and Poly Developments and Holdings

“Poly Developments and Holdings”	Poly Developments and Holdings Group Co., Ltd. (保利發展控股集團股份有限公司), a joint stock company incorporated in the PRC with limited liability, whose shares are listed on the main board of Shanghai Stock Exchange (Stock Code: 600048). Poly Developments and Holdings is a controlling shareholder of the Company
“Poly Developments and Holdings Group”	Poly Developments and Holdings and its associates, excluding the Group
“PRC”	the People’s Republic of China, but for the purpose of this announcement and for geographical reference only and except where the context requires, references in this announcement to the “PRC” do not include Hong Kong, the Macau Special Administrative Region and Taiwan region of the PRC
“Renewed Parking Space Agency Framework Agreement”	the Parking Space Leasing and Sales Agency Services Framework Agreement dated 3 November 2023 entered into by the Company and Poly Developments and Holdings
“RMB”	Renminbi, the lawful currency of the PRC
“Share(s)”	ordinary share(s) in the share capital of the Company, with a nominal value of RMB1.00 each, comprising the Domestic Shares and the H Shares
“Shareholder(s)”	holder(s) of the Share(s)
“Stock Exchange”	The Stock Exchange of Hong Kong Limited
“Xizang Hetai”	Xizang Hetai Enterprise Management Co., Ltd. (西藏和泰企業管理有限公司), formerly known as Xizang Yingyue Investment Management Co., Ltd. (西藏贏悅投資管理有限公司), a company established in the PRC with limited liability and a wholly-owned subsidiary of Poly Developments and Holdings



*In this announcement, the terms “associate”, “connected person”, “connected transaction”, “continuing connected transaction”, “controlling shareholder” and “subsidiary” shall have the meanings given to such terms in the Listing Rules, unless the context otherwise requires.*

*The English names of Chinese entities included in this announcement are unofficial translations of their Chinese names and are included for identification purposes only.*

By order of the Board  
**POLY PROPERTY SERVICES CO., LTD.**  
**Wu Lanyu**  
*Chairman of the Board and Executive Director*

Guangzhou, the PRC, 3 November 2023

*As at the date of this announcement, the executive Director of the Company is Ms. Wu Lanyu; the non-executive Directors of the Company are Mr. Liu Ping, Mr. Hu Zaixin and Mr. Huang Hai; and the independent non-executive Directors of the Company are Mr. Wang Xiaojun, Ms. Tan Yan and Mr. Zhang Liqing.*