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Evergrande Property Services Group Limited

恒大物業集團有限公司

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 6666)

INSIDE INFORMATION

LEGAL PROCEEDINGS

This announcement is made by Evergrande Property Services Group Limited (the “**Company**”, together with its subsidiaries, collectively the “**Group**”) pursuant to Rule 13.09(2) of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “**Listing Rules**”) and the Inside Information Provisions (as defined in the Listing Rules) under Part XIVA of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong).

References are made to the announcement of the Company dated 15 February 2023 in relation to the key findings of the Independent Investigation and the announcement dated 28 November 2023 in relation to the Proceeding (the “**Announcements**”). Unless the context otherwise requires, capitalised terms used in this announcement shall have the same meanings as those defined in the Announcements.

In relation to the enforcement of the Deposit Pledges, the Board wishes to inform the Shareholders that wholly-owned subsidiaries of the Company have filed the following proceedings with the Guangzhou Intermediate People’s Court of Guangdong Province, the PRC:

1. Evergrande Hengkang Property Services Co., Ltd.* (恒大恒康物業有限公司) (“**Evergrande Hengkang**”), a wholly-owned subsidiary of the Company, has commenced proceeding against Zhiluosheng (Guangzhou) Agriculture Co., Ltd.* (智洛勝(廣州)農業有限公司) (“**Guangzhou Zhiluosheng**”), Guangzhou Chenxiyu Agricultural Technology Co., Ltd.* (廣州晨熙宇農業技術有限公司), Guangzhou Fenfang Meitian Agricultural Technology Co., Ltd.* (廣州芬芳莓甜農業技術有限公司), Shenzhen Ruiyida Industrial Co., Ltd.* (深圳市瑞易達實業有限公司), Hengda Real Estate and China Evergrande (the “**Evergrande Hengkang 1.7 billion Liable Parties**”) in respect of the recovery of RMB1.7

billion deposit certificate pledge guarantees of Evergrande Hengkang enforced by the banks, requesting the Evergrande Hengkang 1.7 billion Liable Parties to repay the amount of RMB1,700,000,000 together with estimated interest in the amount of approximately RMB143,858,200 (the “**Evergrande Hengkang 1.7 billion Proceeding**”);

2. Guangzhou Jinbi Hengying Property Services Co., Ltd.* (廣州市金碧恒盈物業服務有限公司) (“**Jinbi Hengying**”), a wholly-owned subsidiary of the Company, has commenced proceeding against Guangzhou Maicai Meirui Bio-technology Co., Ltd.* (廣州麥彩美瑞生物科技有限公司) (“**Guangzhou Maicai Meirui**”), Guangdong Jingqi Industrial Co., Ltd.* (廣東省璟琪實業有限公司), Hengda Real Estate and China Evergrande (the “**Jinbi Hengying 1 billion Liable Parties**”) in respect of the recovery of RMB1 billion deposit certificate pledge guarantees of Jinbi Hengying enforced by the banks, requesting the Jinbi Hengying 1 billion Liable Parties to repay the amount of RMB1,000,000,000 together with estimated interest in the amount of approximately RMB84,691,700 (the “**Jinbi Hengying 1 billion Proceeding**”);
3. Evergrande Hengkang has commenced proceeding against Guangzhou Zhiluosheng, Guangzhou Maicai Meirui, Guangzhou Qianfenghui Agricultural Technology Co., Ltd.* (廣州千澧匯農業技術有限公司), Guangzhou Jinsui Agricultural Science and Technology Co., Ltd.* (廣州金穗農業科技有限公司), Guangzhou Xinyuan Investment Co., Ltd.* (廣州市鑫源投資有限公司) (“**Guangzhou Xinyuan**”), Hengda Real Estate and China Evergrande (the “**Evergrande Hengkang 1 billion Liable Parties**”) in respect of the recovery of RMB1 billion deposit certificate pledge guarantees of Evergrande Hengkang enforced by the banks, requesting the Evergrande Hengkang 1 billion Liable Parties to repay the amount of RMB1,000,000,000 together with estimated interest in the amount of approximately RMB76,071,900 (the “**Evergrande Hengkang 1 billion Proceeding**”);
4. Jinbi Hengkang Property Services (Beijing) Co., Ltd.* (金碧恒康物業(北京)有限公司) (“**Jinbi Hengkang**”), a wholly-owned subsidiary of the Company, has commenced proceeding against Tianjin Hushang Trading Co., Ltd.* (天津滬尚貿易有限公司), Tianjin Junwei Industrial Co., Ltd.* (天津君圍實業有限公司), Guangzhou Xinyuan, Hengda Real Estate and China Evergrande (the “**Jinbi Hengkang 2 billion Liable Parties**”) in respect of the recovery of approximately RMB2 billion deposit certificate pledge guarantees of Jinbi Hengkang enforced by the banks, requesting the Jinbi Hengkang 2 billion Liable Parties to repay the amount of approximately RMB2,000,000,000 together with estimated interest in the amount of approximately RMB153,448,500 (the “**Jinbi Hengkang 2 billion Proceeding**”);

5. Jinbi Hengying has commenced proceeding against Shenzhen Runjintong Supply Chain Co., Ltd.* (深圳市潤錦通供應鏈有限公司), Shenzhen Shengjiaze Trading Co., Ltd.* (深圳盛佳澤貿易有限公司), Guangzhou Xinyuan, Hengda Real Estate and China Evergrande (the “**Jinbi Hengying 0.7 billion Liable Parties**”) in respect of the recovery of RMB0.7 billion deposit certificate pledge guarantees of Jinbi Hengying enforced by the banks, requesting the Jinbi Hengying 0.7 billion Liable Parties to repay the amount of RMB700,000,000 together with estimated interest in the amount of approximately RMB53,498,500 (the “**Jinbi Hengying 0.7 billion Proceeding**”);
6. Guangzhou Jinbi Huafu Property Co., Ltd.* (廣州市金碧華府物業有限公司) (“**Jinbi Huafu**”), a wholly-owned subsidiary of the Company, has commenced proceeding against Guangzhou Tongfuyu Agricultural Co., Ltd.* (廣州市同富裕農業有限公司), Shanghai Panlong International Trading Co., Ltd.* (上海磐礪國際貿易有限公司), Guangdong Minhui Supply Chain Management Co., Ltd.* (廣東民匯供應鏈管理有限公司), Shenzhen Bohong Supply Chain Co., Ltd.* (深圳市博弘供應鏈有限公司), Guangzhou Juhong Agricultural Technology Co., Ltd.* (廣州聚泓農業技術有限公司), Guangzhou Xinyuan, Hengda Real Estate and China Evergrande (the “**Jinbi Huafu 2.7 billion Liable Parties**”) in respect of the recovery of approximately RMB2.7 billion deposit certificate pledge guarantees of Jinbi Huafu enforced by the banks, requesting the Jinbi Huafu 2.7 billion Liable Parties to repay the amount of approximately RMB2,700,000,000 together with estimated interest in the amount of approximately RMB205,834,500 (the “**Jinbi Huafu 2.7 billion Proceeding**”); and
7. Guangzhou Jinbi Shijia Property Services Co., Ltd.* (廣州市金碧世家物業服務有限公司) (“**Jinbi Shijia**”), a wholly-owned subsidiary of the Company, has commenced proceeding against Guangzhou Jiacheng Zhixing Trading Co., Ltd.* (廣州市嘉誠之星商貿有限公司), Zhejiang Tongxin Trading Co., Ltd.* (浙江同信貿易有限公司), Shanghai Zhouxing International Trading Co., Ltd.* (上海舟行國際貿易有限公司), Dalian Jiuyi Chunqiu Trading Co., Ltd.* (大連九易春秋商貿有限公司), Guangzhou Xinyuan, Hengda Real Estate and China Evergrande (the “**Jinbi Shijia 2.3 billion Liable Parties**”) in respect of the recovery of RMB2.3 billion deposit certificate pledge guarantees of Jinbi Shijia enforced by the banks, requesting the Jinbi Shijia 2.3 billion Liable Parties to repay the amount of RMB2,300,000,000 together with estimated interest in the amount of approximately RMB174,412,600 (the “**Jinbi Shijia 2.3 billion Proceeding**”).

The Group has received notices on 25 January 2024 from the court formally accepting the filing of the cases. As Guangdong Jingqi Industrial Co., Ltd.* (廣東省璟琪實業有限公司), Shenzhen Runjintong Supply Chain Co., Ltd.* (深圳市潤錦通供應鏈有限公司) and Guangzhou Tongfuyu Agricultural Co., Ltd.* (廣州市同富裕農業有限公司) have been deregistered respectively, the Group will consider filing additional proceedings against the shareholders of the relevant companies. Based on the analysis of the Board and its legal advisers, the relevant proceedings will not have material adverse effect on the normal business operations of the Company.

The Company will continue to make every endeavour to pursue the recovery of the relevant Deposit Pledges and will make further announcement(s) regarding any material development in the above proceedings or any other actions to be taken by the Company as and when appropriate.

By order of the Board
Evergrande Property Services Group Limited
Duan Shengli
Executive Director

Hong Kong, 26 January 2024

As at the date of this announcement, the Board comprises Mr. Duan Shengli, Mr. Han Chao and Mr. Hu Xu as executive Directors; Mr. Sang Quan and Mr. Lin Wuchang as non-executive Directors; and Mr. Peng Liaoyuan, Ms. Wen Yanhong and Mr. Dong Xinyi as independent non-executive Directors.

** For identification purposes only*