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First Service Holding Limited
第一服务控股有限公司

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 2107)

**CONTINUING CONNECTED TRANSACTIONS PURSUANT TO
RULE 14A.60 OF THE LISTING RULES**

References are made to (i) the announcements of First Service Holding Limited (the “**Company**”) dated November 21, 2022, December 30, 2022, March 30, 2023, June 20, 2023, October 13, 2023, December 28, 2023 and May 13, 2024 in relation to, amongst other things, the major transaction in relation to the acquisition of 8% of the issued share capital of the Target Company involving the issue of Consideration Shares under Specific Mandate, the major transaction in relation to grant of Call Option and Put Option, and the nomination of Director; and (ii) the circular of the Company dated May 31, 2023 (the “**Circular**”). Unless otherwise defined, capitalized terms used herein shall have the same meanings as those defined in the Circular.

Immediately after Completion and allotment and issue of the Consideration Shares, 158,400,000 Consideration Shares have been issued and allotted to Platinum Wish, representing approximately 12.53% of the issued share capital of the Company as of the date of this announcement.

Platinum Wish is owned by Joy Deep Limited (悦深有限公司) as to 99% and Prime Elegance Limited (至雅有限公司) as to 1%, respectively. Joy Deep Limited is wholly-owned by Sparkle Fortune Family Trust, the founder and settlor of which is Mr. Huang Tao (黄涛). Mr. Huang Tao and his family members are beneficiaries of Sparkle Fortune Family Trust. As such, each of Joy Deep Limited and Mr. Huang Tao is deemed to be interested in the 158,400,000 Shares held by Platinum Wish.

As of the date of this announcement, Mr. Huang Tao (i) is a substantial shareholder of the Company and (ii) holds over 30% of the entire issued share capital of Fujian Yongfeng. Accordingly, each of Mr. Huang Tao and Fujian Yongfeng is a connected person of the Company under Chapter 14A of the Listing Rules.

Before Completion, the Group and Fujian Yongfeng entered into a number of agreements for fixed periods with fixed terms for various continuing transactions thereunder, which upon Completion have become continuing connected transactions of the Company under Chapter 14A of the Listing Rules. In accordance with Rule 14A.60 of the Listing Rules, the Company is required to comply with the applicable annual review and disclosure requirements regarding such continuing connected transaction. The Company will comply in full with all applicable reporting, disclosure and, if applicable, independent Shareholders' approval requirements under Chapter 14A of the Listing Rules upon any variation or renewal of the such agreements.

The salient terms of each of the Existing Agreements are summarized below:

No.	Date	Parties	Term	Description of transactions	Service area	Terms and pricing policies	Outstanding amount of service fees payable as of April 30, 2024 (RMB'000)
1. Modern MOMA Master Maintenance Services Agreement							
	March 16, 2023	(a) First Property (MOMA); and (b) Fujian Yongfeng	From March 21, 2023 to March 20, 2025	First Property (MOMA) shall procure maintenance services from Fujian Yongfeng, which comprise mainly of elevator system and other ad hoc maintenance services.	Modern MOMA Service Center (第一服務北京當代 MOMA服務中心), Dongcheng District, Beijing, PRC	Elevator system maintenance services fees payable by First Property (MOMA) to Fujian Yongfeng is RMB349,920, which is determined mainly based on elevator models, number of units and terms of services. The fixed maintenance services fees are payable quarterly.	101
2. Suzhou Pinzhe Huating Master Maintenance Services Agreement							
	April 1, 2023	(a) First Property (Suzhou); and (b) Fujian Yongfeng	From April 1, 2023 to March 31, 2025	First Property (Suzhou) shall procure maintenance services from Fujian Yongfeng, which comprise mainly of elevator system and other ad hoc maintenance services.	Suzhou Pinzhe Huating (蘇州品著華庭), Wujiang District, Suzhou, PRC	Elevator system maintenance services fees payable by First Property (Suzhou) to Fujian Yongfeng is RMB246,240, which is determined mainly based on elevator models, number of units and terms of services. The fixed maintenance services fees are payable quarterly.	103
3. Wuxi Chunfeng Hushang Master Maintenance Services Agreement							
	May 18, 2023	(a) First Property (Wuxi); and (b) Fujian Yongfeng	From May 19, 2023 to May 18, 2025	First Property (Wuxi) shall procure maintenance services from Fujian Yongfeng, which comprise mainly of elevator system and other ad hoc maintenance services.	Wuxi MOMA Chunfeng Hushang (無錫 MOMA 春風湖上), Xishan District, Wuxi, PRC	Elevator system maintenance services fees payable by First Property (Wuxi) to Fujian Yongfeng is RMB257,040, which is determined mainly based on elevator models, number of units and terms of services. The fixed maintenance services fees are payable quarterly.	58

**Outstanding
amount of service
fees payable as
of April 30, 2024
(RMB'000)**

No.	Date	Parties	Term	Description of transactions	Service area	Terms and pricing policies	
4. Xi'an Modern Shangpinwan Master Maintenance Services Agreement							
	May 30, 2023	(a) Xi'an First Property (Gaoling); and (b) Fujian Yongfeng	From June 1, 2023 to May 31, 2024	Xi'an First Property (Gaoling) shall procure maintenance services from Fujian Yongfeng, which comprise mainly of elevator system and other ad hoc maintenance services.	Xi'an Modern Shangpinwan (西安當代上品灣), Gaoling District, Xi'an, PRC	Elevator system maintenance services fees payable by Xi'an First Property (Gaoling) to Fujian Yongfeng is RMB104,400, which is determined mainly based on elevator models, number of units and terms of services. The fixed maintenance services fees are payable quarterly.	17
5. Hefei Fengxifu Master Maintenance Services Agreement							
	August 1, 2023	(a) First Property (Hefei); and (b) Fujian Yongfeng	From August 1, 2023 to July 31, 2024	First Property (Hefei) shall procure maintenance services from Fujian Yongfeng, which comprise mainly of elevator system and other ad hoc maintenance services.	Hefei Fengxifu (合肥鳳曦府), Shushan District, Hefei, PRC	Elevator system maintenance services fees payable by First Property (Hefei) to Fujian Yongfeng is RMB18,360, which is determined mainly based on elevator models, number of units and terms of services. The fixed maintenance services fees are payable quarterly.	14
6. Modern MOMA (II) Master Maintenance Services Agreement							
	November 13, 2023	(a) First Property (MOMA); and (b) Fujian Yongfeng	From November 21, 2023 to March 20, 2025	First Property (MOMA) shall procure maintenance services from Fujian Yongfeng, which comprise mainly of elevator system and other ad hoc maintenance services.	Modern MOMA Service Center Block A (當代MOMA服務中心A樓), Dongcheng District, Beijing, PRC	Elevator system maintenance services fees payable by First Property (MOMA) to Fujian Yongfeng is RMB8,640, which is determined mainly based on elevator models, number of units and terms of services. The fixed maintenance services fees are payable quarterly.	3
7. Hefei Modern Garden Master Maintenance Services Agreement							
	December 1, 2023	(a) First Property (Anhui); and (b) Fujian Yongfeng (Anhui)	From December 1, 2023 to November 30, 2025	First Property (Anhui) shall procure maintenance services from Fujian Yongfeng (Anhui), which comprise mainly of elevator system and other ad hoc maintenance services.	Hefei Modern Garden (合肥當代花園), Shushan District, Hefei, PRC	Elevator system maintenance services fees payable by First Property (Anhui) to Fujian Yongfeng (Anhui) is RMB272,640, which is mainly determined based on elevator models, number of units and terms of services. The fixed maintenance services fees are payable quarterly.	57

**Outstanding
amount of service
fees payable as
of April 30, 2024
(RMB'000)**

No.	Date	Parties	Term	Description of transactions	Service area	Terms and pricing policies	
8. Xi'an Modern Shangpinwan (II) Master Maintenance Services Agreement							
	December 15, 2023	(a) Xi'an First Property (Gaoling); and (b) Fujian Yongfeng	From December 21, 2023 to January 31, 2025	Xi'an First Property (Gaoling) shall procure maintenance services from Fujian Yongfeng, which comprise mainly of elevator system and other ad hoc maintenance services.	Xi'an Modern Shangpinwan (西安當代上品灣), Gaoling District, Xi'an, PRC	Elevator system maintenance services fees payable by Xi'an First Property (Gaoling) to Fujian Yongfeng is RMB153,900, which is determined mainly based on elevator models, number of units and terms of services. The fixed maintenance services fees are payable quarterly.	41
9. Modern MOMA (III) Master Maintenance Services Agreement							
	December 21, 2023	(a) First Property (MOMA); and (b) Fujian Yongfeng	From December 21, 2023 to March 20, 2025	First Property (MOMA) shall procure maintenance services from Fujian Yongfeng, which comprise mainly of elevator system and other ad hoc maintenance services.	Modern MOMA Service Center T11 Floor (當代MOMA服務中心T11樓), Dongcheng District, Beijing, PRC	Elevator system maintenance services fees payable by First Property (MOMA) to Fujian Yongfeng is RMB8,100, which is determined mainly based on elevator models, number of units and terms of services. The fixed maintenance services fees are payable quarterly.	2
10. Hefei Binfeng Modern Master Maintenance Services Agreement							
	January 1, 2024	(a) Anhui Shenlv Property; and (b) Fujian Yongfeng (Anhui)	From January 1, 2024 to August 31, 2024	Anhui Shenlv Property shall procure maintenance services from Fujian Yongfeng (Anhui), which comprise mainly of elevator system and other ad hoc maintenance services.	Hefei Binfeng Modern MOMA Service Center (合肥斌峰當代府服務中心), Cuozen Town, Hefei, PRC	Elevator system maintenance services fees payable by Anhui Shenlv Property to Fujian Yongfeng (Anhui) is RMB14,080, which is determined mainly based on elevator models, number of units and terms of services. The fixed maintenance services fees are payable quarterly.	7
11. Hefei Fengxifu (II) Master Maintenance Services Agreement							
	January 1, 2024	(a) First Property (Hefei); and (b) Fujian Yongfeng (Anhui)	From January 1, 2024 to December 31, 2024	First Property (Hefei) shall procure maintenance services from Fujian Yongfeng (Anhui), which comprise mainly of elevator system and other ad hoc maintenance services.	Hefei Fengxifu (合肥鳳曦府), Shushan District, Hefei, PRC	Elevator system maintenance services fees payable by First Property (Hefei) to Fujian Yongfeng (Anhui) is RMB187,440, which is determined mainly based on elevator models, number of units and terms of services. The fixed maintenance services fees are payable quarterly.	62

**Outstanding
amount of service
fees payable as
of April 30, 2024
(RMB'000)**

No.	Date	Parties	Term	Description of transactions	Service area	Terms and pricing policies	
12. Xi'an Mantangyue Master Maintenance Services Agreement							
February 4, 2024	(a) Xi'an First Property; and (b) Fujian Yongfeng	From February 12, 2024 to February 28, 2026	Xi'an First Property shall procure maintenance services from Fujian Yongfeng, which comprise mainly of elevator system and other ad hoc maintenance services.	Xi'an Mantangyue (西安滿堂悅), Gaoxin District, Xi'an, PRC	Elevator system maintenance services fees payable by Xi'an First Property to Fujian Yongfeng is RMB152,560, which is mainly determined based on elevator models, number of units and terms of services. The fixed maintenance services fees are payable quarterly.	16	
13. Changsha Midea Hancheng Master Maintenance Services Agreement							
February 19, 2024	(a) Hunan First Property (Wancheng); and (b) Fujian Yongfeng (Hunan)	From March 1, 2023 to February 28, 2025	Hunan First Property (Wancheng) shall procure maintenance services from Fujian Yongfeng (Hunan), which comprise mainly of elevator system and other ad hoc maintenance services.	Changsha Midea Hancheng (長沙美的翰城), Wangcheng District, Changsha, PRC	Elevator system maintenance services fees payable by Hunan First Property (Wancheng) to Fujian Yongfeng (Hunan) is RMB136,320, which is determined mainly based on elevator models, number of units and terms of services. The fixed maintenance services fees are payable quarterly.	23	
14. Xi'an Modern Huier Mantingyue Master Maintenance Services Agreement							
March 12, 2024	(a) Xi'an First Property (Gaoling II); and (b) Fujian Yongfeng	From April 9, 2024 to April 8, 2025	Xi'an First Property (Gaoling II) shall procure maintenance services from Fujian Yongfeng, which comprise mainly of elevator system and other ad hoc maintenance services.	Xi'an Modern Huier Mantangyue (西安當代惠爾滿堂悅), Gaoling District, Xi'an, PRC	Elevator system maintenance services fees payable by Xi'an First Property (Gaoling II) to Fujian Yongfeng is RMB101,760, which is determined mainly based on elevator models, number of units and terms of services. The fixed maintenance services fees are payable quarterly.	0	
15. Hefei Binfeng (II) Modern Master Maintenance Services Agreement							
March 20, 2024	(a) Anhui Shenlv Property; and (b) Fujian Yongfeng (Anhui)	From September 1, 2024 to August 31, 2025	Anhui Shenlv Property shall procure maintenance services from Fujian Yongfeng (Anhui), which comprise mainly of elevator system and other ad hoc maintenance services.	Hefei Binfeng Modern MOMA Service Center (合肥斌峰當代府MOMA服務中心), Cuozhen Town, Hefei, PRC	Elevator system maintenance services fees payable by Anhui Shenlv Property to Fujian Yongfeng (Anhui) is RMB118,215, which is determined mainly based on elevator models, number of units and terms of services. The fixed maintenance services fees are payable quarterly.	0	

**Outstanding
amount of service
fees payable as
of April 30, 2024
(RMB'000)**

No.	Date	Parties	Term	Description of transactions	Service area	Terms and pricing policies	
16. Changsha Kaifu Mantingchun Master Maintenance Services Agreement							
	March 28, 2024	(a) Hunan First Property; and (b) Fujian Yongfeng (Hunan)	From April 1, 2024 to March 31, 2025	Hunan First Property shall procure maintenance services from Fujian Yongfeng (Hunan), which comprise mainly of elevator system and other ad hoc maintenance services.	Changsha Kaifu Mantingchun MOMA Service Center (長沙開福滿庭春MOMA服務中心) Kaifu District, Changsha, PRC	Elevator system maintenance services fees payable by Hunan First Property to Fujian Yongfeng (Hunan) is RMB288,000, which is determined mainly based on elevator models, number of units and terms of services. The fixed maintenance services fees are payable quarterly.	24
17. Future City (II) Master Maintenance Services Agreement							
	March 28, 2024	(a) First Property (Hefei); and (b) Fujian Yongfeng (Anhui)	From May 1, 2024 to April 30, 2025	First Property (Hefei) shall procure maintenance services from Fujian Yongfeng (Anhui), which comprise mainly of elevator system and other ad hoc maintenance services.	Hefei Modern MOMA Future City (合肥當代MOMA未來城), Xinzhan District, Hefei, PRC	Elevator system maintenance services fees payable by First Property (Hefei) to Fujian Yongfeng (Anhui) is RMB330,720, which is determined mainly based on elevator models, number of units and terms of services. The fixed maintenance services fees are payable quarterly.	0
18. Xi'an Modern Shangpinwan (III) Master Maintenance Services Agreement							
	March 29, 2024	(a) Xi'an First Property (Gaoling); and (b) Fujian Yongfeng	From June 1, 2024 to May 31, 2025	Xi'an First Property (Gaoling) shall procure maintenance services from Fujian Yongfeng, which comprise mainly of elevator system and other ad hoc maintenance services.	Xi'an Modern Shangpinwan (西安當代上品灣), Gaoling District, Xi'an, PRC	Elevator system maintenance services fees payable by Xi'an First Property (Gaoling) to Fujian Yongfeng is RMB104,400, which is determined mainly based on elevator models, number of units and terms of services. The fixed maintenance services fees are payable quarterly.	0
19. Hefei Fengxifu (III) Master Maintenance Services Agreement							
	March 29, 2024	(a) First Property (Hefei); and (b) Fujian Yongfeng (Anhui)	From August 1, 2024 to July 31, 2025	First Property (Hefei) shall procure maintenance services from Fujian Yongfeng (Anhui), which comprise mainly of elevator system and other ad hoc maintenance services.	Hefei Fengxifu (合肥鳳曦府), Shushan District, Hefei, PRC	Elevator system maintenance services fees payable by First Property (Hefei) to Fujian Yongfeng (Anhui) is RMB18,360, which is determined mainly based on elevator models, number of units and terms of services. The fixed maintenance services fees are payable quarterly.	0

Outstanding
amount of service
fees payable as
of April 30, 2024
(RMB'000)

No.	Date	Parties	Term	Description of transactions	Service area	Terms and pricing policies	
20. Fuyang Modern City Master Maintenance Services Agreement							
	March 30, 2024	(a) First Property (Fuyang); and (b) Fujian Yongfeng (Anhui)	From June 1, 2024 to May 31, 2025	First Property (Fuyang) shall procure maintenance services from Fujian Yongfeng (Anhui), which comprise mainly of elevator system and other ad hoc maintenance services.	Fuyang Modern City (阜陽當代城), Anhui, PRC	Elevator system maintenance services fees payable by First Property (Fuyang) to Fujian Yongfeng (Anhui) is RMB206,592, which is determined mainly based on elevator models, number of units and terms of services. The fixed maintenance services fees are payable quarterly.	0
21. Xi'an Mantangyue (II) Master Maintenance Services Agreement							
	March 31, 2024	(a) Xi'an First Property; and (b) Fujian Yongfeng	From May 1, 2024 to April 30, 2026	Xi'an First Property shall procure maintenance services from Fujian Yongfeng, which comprise mainly of elevator system and other ad hoc maintenance services.	Xi'an Mantangyue (西安滿堂悅), Gaoxin District, Xi'an, PRC	Elevator system maintenance services fees payable by Xi'an First Property to Fujian Yongfeng is RMB200,160, which is mainly determined based on elevator models, number of units and terms of services. The fixed maintenance services fees are payable quarterly.	0

REASONS FOR AND BENEFITS OF THE CONTINUING CONNECTED TRANSACTIONS

Fujian Yongfeng Group have been cooperating with the Company since March 2023 and are very familiar with the Group's service specifications and quality requirements in relation to elevator system and other ad hoc maintenance services. As such, the provision of the above services by the Fujian Yongfeng Group will help to ensure the stability of the daily operation and service quality of elevators under the Existing Agreements.

The Directors (including the independent non-executive Directors) are of the view that each of the Existing Agreements were entered into in the ordinary and usual course of business of the Group and are on normal commercial terms and are fair and reasonable and in the interest of the Company and the Shareholders as a whole.

INFORMATION OF THE PARTIES

Anhui Shenlv Property, First Property (Anhui), First Property (Fuyang), First Property (Hefei), First Property (MOMA), First Property (Suzhou), First Property (Wuxi), Hunan First Property, Hunan First Property (Wancheng), Xi'an First Property, Xi'an First Property (Gaoling) and the Company

First Property (Anhui), First Property (Fuyang), First Property (Hefei), First Property (MOMA), First Property (Suzhou), First Property (Wuxi), Hunan First Property, Hunan First Property (Wancheng), Xi'an First Property and Xi'an First Property (Gaoling) are limited liability companies established under the laws of the PRC and wholly-owned subsidiaries of First Property, an indirect wholly-owned subsidiary of the Company and a company principally engaged in providing property management services in the PRC.

Anhui Shenlv Property is a limited liability company established under the laws of the PRC and an indirect non-wholly-owned subsidiary of the Company. Anhui Shenlv Property is principally engaged in providing property management services in the PRC.

The Company is principally engaged in providing property management services and green living solutions that cover the full property life-cycle in the PRC.

Fujian Yongfeng, Fujian Yongfeng (Anhui) and Fujian Yongfeng (Hunan)

Fujian Yongfeng (Anhui) and Fujian Yongfeng (Hunan) are limited liability companies established under the laws of the PRC and wholly-owned subsidiaries of Fujian Yongfeng, a limited liability company established under the laws of the PRC on January 25, 2017. Fujian Yongfeng is principally engaged in the provision of elevator installation, renovation and maintenance services. To the best of the Directors' knowledge, information and belief having made all reasonable enquiries, the ultimate beneficial owner of Fujian Yongfeng (Anhui), Fujian Yongfeng (Hunan) and Fujian Yongfeng is Mr. Huang Tao.

IMPLICATIONS UNDER THE LISTING RULES

Immediately after Completion and allotment and issue of the Consideration Shares, 158,400,000 Consideration Shares has been issued and allotted to Platinum Wish, representing approximately 12.53% of the existing issued share capital of the Company as of the date of this announcement.

Platinum Wish is owned by Joy Deep Limited (悦深有限公司) as to 99% and Prime Elegance Limited (至雅有限公司) as to 1%, respectively. Joy Deep Limited is held by Sparkle Fortune Family Trust, the founder and settlor of which is Mr. Huang Tao (黄涛).

Mr. Huang Tao and his family members are beneficiaries of Sparkle Fortune Family Trust. As such, each of Joy Deep Limited and Mr. Huang Tao is deemed to be interested in the 158,400,000 Shares held by Platinum Wish.

As of the date of this announcement, Mr. Huang Tao (i) is a substantial shareholder of the Company and (ii) holds over 30% of the entire issued share capital of Fujian Yongfeng. Accordingly, each of Mr. Huang Tao and Fujian Yongfeng is a connected person of the Company under Chapter 14A of the Listing Rules.

Before Completion, the Group and Fujian Yongfeng entered into a number of agreements for fixed periods with fixed terms for various continuing transactions thereunder, which upon Completion have become continuing connected transactions of the Company under Chapter 14A of the Listing Rules. In accordance with Rule 14A.60 of the Listing Rules, the Company is required to comply with the applicable annual review and disclosure requirements regarding such continuing connected transaction. The Company will comply in full with all applicable reporting, disclosure and, if applicable, independent Shareholders' approval requirements under Chapter 14A of the Listing Rules upon any variation or renewal of the such agreements.

DEFINITIONS

“Anhui Shenlv Property”	Anhui Shenlv Property Services Co., Ltd (安徽深綠物業服務有限公司), a limited liability company established under the laws of the PRC on September 11, 2019 and an indirect non-wholly-owned subsidiary of the Company
“Changsha Kaifu Mantingchun Master Maintenance Services Agreement”	the master maintenance services agreement dated March 28, 2024 entered into between Hunan First Property and Fujian Yongfeng (Hunan), details of which are set out in this announcement
“Changsha Midea Hancheng Master Maintenance Services Agreement”	the master maintenance services agreement dated February 19, 2024 entered into between Hunan First Property (Wancheng) and Fujian Yongfeng (Hunan), details of which are set out in this announcement
“connected person(s)”	has the meaning ascribed to it under the Listing Rules

“Existing Agreements”	collectively, the Modern MOMA Master Maintenance Services Agreement, the Suzhou Pinzhe Huating Master Maintenance Services Agreement, the Wuxi Chunfeng Hushang Master Maintenance Services Agreement, the Xi’an Modern Shangpinwan Master Maintenance Services Agreement, the Hefei Fengxifu Master Maintenance Services Agreement, the Modern MOMA (II) Master Maintenance Services Agreement, the Xi’an Modern Shangpinwan (II) Master Maintenance Services Agreement, the Hefei Modern Garden Master Maintenance Services Agreement, the Modern MOMA (III) Master Maintenance Services Agreement, the Hefei Binfeng Modern Master Maintenance Services Agreement, the Hefei Fengxifu (II) Master Maintenance Services Agreement, the Xi’an Mantangyue Master Maintenance Services Agreement, the Changsha Midea Hancheng Master Maintenance Services Agreement, the Xi’an Modern Huier Mantingyue Master Maintenance Services Agreement, the Hefei Binfeng (II) Modern Master Maintenance Services Agreement, the Changsha Kaifu Mantingchun Master Maintenance Services Agreement, the Future City (II) Master Maintenance Services Agreement, the Xi’an Modern Shangpinwan (III) Master Maintenance Services Agreement, the Hefei Fengxifu (III) Master Maintenance Services Agreement, the Fuyang Modern City Master Maintenance Services Agreement and the Xi’an Mantangyue (II) Master Maintenance Services Agreement
“First Property”	First Property Service (Beijing) Co., Ltd. (第一物業服務(北京)有限公司), a limited liability company established under the laws of the PRC on December 6, 1999 and an indirect wholly-owned subsidiary of the Company
“First Property (Anhui)”	First Property Service (Anhui) Co., Ltd.* (第一物業服務安徽有限公司), a limited liability company established under the laws of the PRC on September 9, 2014 and a wholly-owned subsidiary of First Property
“First Property (Fuyang)”	Fuyang branch office (阜陽分公司) of First Property
“First Property (Hefei)”	Hefei branch office (合肥分公司) of First Property

“First Property (MOMA)”	Modern MOMA park branch office (當代摩碼園分公司) of First Property
“First Property (Suzhou)”	Suzhou branch office (蘇州分公司) of First Property
“First Property (Wuxi)”	Wuxi branch office (無錫分公司) of First Property
“Fujian Yongfeng”	Fujian Yongfeng Jiye Mechanical and Electrical Installation Engineering Co., Ltd.* (福建永豐基業機電安裝工程有限公司), a limited liability company established under the laws of the PRC on January 25, 2017
“Fujian Yongfeng (Anhui)”	Anhui branch office (安徽分公司) of Fujian Yongfeng
“Fujian Yongfeng (Hunan)”	Hunan branch office (湖南分公司) of Fujian Yongfeng
“Fujian Yongfeng Group”	Fujian Yongfeng and its branches
“Future City (II) Master Maintenance Services Agreement”	the master maintenance services agreement dated March 28, 2024 entered into between First Property (Hefei) and Fujian Yongfeng (Anhui), details of which are set out in this announcement
“Fuyang Modern City Master Maintenance Services Agreement”	the master maintenance services agreement dated March 30, 2024 entered into between First Property (Fuyang) and Fujian Yongfeng (Anhui), details of which are set out in this announcement
“Hefei Binfeng Modern Master Maintenance Services Agreement”	the master maintenance services agreement dated January 1, 2024 entered into between Anhui Shenlv Property and Fujian Yongfeng (Anhui), details of which are set out in this announcement
“Hefei Binfeng (II) Modern Master Maintenance Services Agreement”	the master maintenance services agreement dated March 20, 2024 entered into between Anhui Shenlv Property and Fujian Yongfeng (Anhui), details of which are set out in this announcement
“Hefei Fengxifu Master Maintenance Services Agreement”	the master maintenance services agreement dated August 1, 2023 entered into between First Property (Hefei) and Fujian Yongfeng, details of which are set out in this announcement

“Hefei Fengxifu (II) Master Maintenance Services Agreement”	the master maintenance services agreement dated January 1, 2024 entered into between First Property (Hefei) and Fujian Yongfeng (Anhui), details of which are set out in this announcement
“Hefei Fengxifu (III) Master Maintenance Services Agreement”	the master maintenance services agreement dated March 29, 2024 entered into between First Property (Hefei) and Fujian Yongfeng (Anhui), details of which are set out in this announcement
“Hefei Modern Garden Master Maintenance Services Agreement”	the master maintenance services agreement dated December 1, 2023 entered into between First Property (Anhui) and Fujian Yongfeng (Anhui), details of which are set out in this announcement
“Hunan First Property”	Hunan First Property Services Co., Ltd.* (湖南第一物業服務有限公司), a limited liability company established in the PRC on January 25, 2008, and an indirect wholly-owned subsidiary of our Company
“Hunan First Property (Wancheng)”	Wancheng branch office (望城分公司) of Hunan First Property
“Modern MOMA Master Maintenance Services Agreement”	the master maintenance services agreement dated March 16, 2023 entered into between First Property (MOMA) and Fujian Yongfeng, details of which are set out in this announcement
“Modern MOMA (II) Master Maintenance Services Agreement”	the master maintenance services agreement dated November 13, 2023 entered into between First Property (MOMA) and Fujian Yongfeng, details of which are set out in this announcement
“Modern MOMA (III) Master Maintenance Services Agreement”	the master maintenance services agreement dated December 21, 2023 entered into between First Property (MOMA) and Fujian Yongfeng, details of which are set out in this announcement
“Suzhou Pinzhe Huating Master Maintenance Services Agreement”	the master maintenance services agreement dated April 1, 2023 entered into between First Property (Suzhou) and Fujian Yongfeng, details of which are set out in this announcement

“Wuxi Chunfeng Hushang Master Maintenance Services Agreement”	the master maintenance services agreement dated May 18, 2023 entered into between First Property (Wuxi) and Fujian Yongfeng, details of which are set out in this announcement
“Xi’an First Property”	Xi’an First Property Service Co., Ltd.* (西安第一物業服務有限公司), a limited liability company established under the laws of the PRC on May 14, 2018 and a wholly-owned subsidiary of First Property
“Xi’an First Property (Gaoling)”	Gaoling branch office (高陵分公司) of Xi’an First Property
“Xi’an First Property (Gaoling II)”	Gaoling second branch office (高陵第二分公司) of Xi’an First Property
“Xi’an Mantangyue Master Maintenance Services Agreement”	the master maintenance services agreement dated February 4, 2024 entered into between Xi’an First Property and Fujian Yongfeng, details of which are set out in this announcement
“Xi’an Mantangyue (II) Master Maintenance Services Agreement”	the master maintenance services agreement dated March 31, 2024 entered into between Xi’an First Property and Fujian Yongfeng, details of which are set out in this announcement
“Xi’an Modern Huier Mantingyue Master Maintenance Services Agreement”	the master maintenance services agreement dated March 12, 2024 entered into between Xi’an First Property (Gaoling II) and Fujian Yongfeng, details of which are set out in this announcement
“Xi’an Modern Shangpinwan Master Maintenance Services Agreement”	the master maintenance services agreement dated May 30, 2023 entered into between Xi’an First Property (Gaoling) and Fujian Yongfeng, details of which are set out in this announcement
“Xi’an Modern Shangpinwan (II) Master Maintenance Services Agreement”	the master maintenance services agreement dated December 15, 2023 entered into between Xi’an First Property (Gaoling) and Fujian Yongfeng, details of which are set out in this announcement

“Xi’an Modern Shangpinwan (III) Master Maintenance Services Agreement” the master maintenance services agreement dated March 29, 2024 entered into between Xi’an First Property (Gaoling) and Fujian Yongfeng, details of which are set out in this announcement

By order of the Board
First Service Holding Limited
Zhang Peng
Chairman

Hong Kong, May 13, 2024

As at the date of this announcement, our executive Directors are Mr. Liu Peiqing, Mr. Jin Chungang and Ms. Zhu Li, our non-executive Directors are Mr. Zhang Peng, Mr. Long Han and Mr. Wang Ziming, and our independent non-executive Directors are Ms. Sun Jing, Mr. Cheng Peng and Mr. Chen Sheng.

** For identification purposes only*