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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)

JUDGEMENTS ON PROCEEDINGS

References are made to the announcements of Evergrande Property Services Group Limited (the “**Company**”, together with its subsidiaries, the “**Group**”) dated 15 February 2023, 28 November 2023 and 26 January 2024 in relation to the key findings of the Independent Investigation on the enforcement of the Group’s deposits pledge of approximately RMB13.4 billion by the relevant Banks, and the Group’s commencement of proceedings at the Guangzhou Intermediate People’s Court of Guangdong Province, the PRC, in respect of the recovery of deposit certificate pledge guarantees enforced by the banks (the “**Announcements**”). Unless the context otherwise requires, capitalised terms used in this announcement shall have the same meanings as those defined in the Announcements.

The Board wishes to inform the Shareholders that the Guangzhou Intermediate People’s Court of Guangdong Province, the PRC, has made the following judgements on the proceedings made by the Group:

1. For the proceeding of Jinbi Property requesting Shenzhen Qihang Metals Materials Company Limited* (深圳啟航金屬材料有限公司), Guizhou Guangjuyuan Real Estate Development Co., Ltd.* (貴州廣聚源房地產開發有限公司), Hengda Real Estate Group Guiyang Property Co., Ltd.* (恒大地產集團貴陽置業有限公司), Hengda Real Estate Group Company Limited* (恒大地產集團有限公司) and China Evergrande Group (the “**Jinbi Property 2 billion Liable Parties**”) to repay the amount of approximately RMB1,996,312,500 together with estimated interest in the amount of approximately RMB152,062,800 in respect of the recovery of approximately RMB2 billion deposit certificate pledge guarantees enforced by the banks (the “**Jinbi Property 2 billion Proceeding**”), the Jinbi Property 2 billion Liable Parties shall repay RMB1,996,312,544.92 and interest to Jinbi Property within ten days from the date on which the judgement becomes legally effective and, furthermore, bear the court handling fee of RMB10,783,676.89.

2. For the Evergrande Hengkang 1.7 billion Proceeding made by Evergrande Hengkang, the Evergrande Hengkang 1.7 billion Liable Parties shall repay RMB1.7 billion and interest to Evergrande Hengkang within ten days from the date on which the judgement becomes legally effective and, furthermore, bear the court handling fee of RMB9,261,090.
3. For the Jinbi Hengying 1 billion Proceeding made by Jinbi Hengying, the Jinbi Hengying 1 billion Liable Parties shall repay RMB1 billion and interest to Jinbi Hengying within ten days from the date on which the judgement becomes legally effective and, furthermore, bear the court handling fee of RMB5,465,258.
4. For the Evergrande Hengkang 1 billion Proceeding made by Evergrande Hengkang, the Evergrande Hengkang 1 billion Liable Parties (other than Guangzhou Xinyuan) shall repay RMB1 billion and interest to Evergrande Hengkang within ten days from the date on which the judgement becomes legally effective and, furthermore, bear the court handling fee of RMB5,422,159.72.
5. For the Jinbi Hengkang 2 billion Proceeding made by Jinbi Hengkang, the Jinbi Hengkang 2 billion Liable Parties (other than Guangzhou Xinyuan) shall repay approximately RMB2 billion and interest to Jinbi Hengkang within ten days from the date on which the judgement becomes legally effective and, furthermore, bear the court handling fee of RMB10,809,037.37.
6. For the Jinbi Hengying 0.7 billion Proceeding made by Jinbi Hengying, the Jinbi Hengying 0.7 billion Liable Parties (other than Guangzhou Xinyuan) shall repay RMB0.7 billion and interest to Jinbi Hengying within ten days from the date on which the judgement becomes legally effective and, furthermore, bear the court handling fee of RMB3,809,292.
7. For the Jinbi Huafu 2.7 billion Proceeding made by Jinbi Huafu, the Jinbi Huafu 2.7 billion Liable Parties (other than Guangzhou Xinyuan) shall repay approximately RMB2.7 billion and interest to Jinbi Huafu within ten days from the date on which the judgement becomes legally effective and, furthermore, bear the court handling fee of RMB14,570,945.52.
8. For the Jinbi Shijia 2.3 billion Proceeding made by Jinbi Shijia, the Jinbi Shijia 2.3 billion Liable Parties (other than Guangzhou Xinyuan) shall repay RMB2.3 billion and interest to Jinbi Shijia within ten days from the date on which the judgement becomes legally effective and, furthermore, bear the court handling fee of RMB12,413,862.85.

Shareholders and potential investors of the Company should note that the above judgements are subject to appeal. The recovery of the above amounts by the Group is subject to significant uncertainty, and the Board does not expect the proceedings will have a material impact on the Group's day-to-day business operations. The Company will closely monitor the development of the above matters and make further announcements on the progress of such matters as appropriate.

Shareholders and potential investors of the Company are advised to exercise caution and consider seeking professional advice when dealing in the securities of the Company.

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

Hong Kong, 10 January 2025

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.