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Broad Gongga Investment Pte. Ltd.

(a private limited company incorporated in Singapore with limited liability)

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)

JOINT ANNOUNCEMENT

(1) COMPLETION OF THE AUCTION SHARES TRANSFER; AND (2) UNCONDITIONAL MANDATORY CASH OFFER BY CHINA INTERNATIONAL CAPITAL CORPORATION HONG KONG SECURITIES LIMITED FOR AND ON BEHALF OF THE OFFEROR TO ACQUIRE ALL OF THE OFFER SHARES IN THE COMPANY

Financial adviser to the Offeror

CICC
中金公司

Independent Financial Adviser to the Independent Board Committee

紅日資本有限公司
RED SUN CAPITAL LIMITED

BACKGROUND

Reference is made to (i) the announcement dated 28 April 2025 jointly issued by Jinke Smart Services Group Co., Ltd. (the "**Company**") and Broad Gongga Investment Pte. Ltd. (the "**Offeror**") in relation to, among other things, the Offer (the "**3.5 Announcement**"); (ii) the announcement dated 28 April 2025 issued by the Company in relation to the appointment of the Independent Financial Adviser; (iii) the announcement dated 19 May 2025 jointly issued by the Company and the Offeror in relation to the delay in despatch of the Composite Document (the "**Delay in Despatch Announcement**"); (iv) the announcements dated 19 June 2025 and 18 July 2025 jointly issued by the Company and the Offeror in relation to the monthly update of the Offer; and (v) the announcement dated 18 August 2025 jointly issued by the Company and the Offeror in relation to the monthly update of the Offer and further delay in despatch of the Composite Document (the "**Further Delay in Despatch Announcement**"). Unless otherwise defined, capitalized terms used herein shall have the same meanings as those defined in the 3.5 Announcement.

COMPLETION OF THE AUCTION SHARES TRANSFER

As stated in the 3.5 Announcement, the making of the Offer by the Offeror is subject to the completion of the Auction Shares Transfer on or prior to the Auction Shares Transfer Long Stop Date.

The Offeror was notified by CSDC at around 16:45 on 18 September 2025 that the Auction Shares Transfer has been completed. Following the Auction Shares Transfer and as at the date of this announcement, the Offeror and its Concert Parties hold a total of 333,846,846 Shares, representing approximately 55.91% of the total issued share capital of the Company. As disclosed in the 3.5 Announcement, the aggregate bid price is RMB666,835,067.60 (equivalent to HK$717,976,536.28, based on the Applicable PBOC RMB:HKD Exchange Rate) for the Auction Shares, which represents a consideration of RMB6.19 per Auction Share (equivalent to HK$6.67 per Auction Share, based on the Applicable PBOC RMB:HKD Exchange Rate).

UNCONDITIONAL MANDATORY CASH OFFER

Pursuant to Rule 26.1 of the Takeovers Code, upon completion of the Auction Shares Transfer, the Offeror is required to make a mandatory unconditional general offer in cash for all the issued Shares not already owned or agreed to be acquired by the Offeror or its Concert Parties in accordance with the Takeovers Code. CICC will, on behalf of the Offeror, make a mandatory unconditional general offer in cash in compliance with the Takeovers Code. The Offer will be unconditional in all respects. The terms and conditions of the Offer will be set out in the Composite Document to be issued in accordance with the Takeovers Code.

DESPATCH OF THE COMPOSITE DOCUMENT

As stated in the Delay in Despatch Announcement and the Further Delay in Despatch Announcement, and as further agreed by the Executive, the Executive has granted its consent to extending the latest date for the despatch of the Composite Document to a date which is the earlier of (i) 7 days after the date of this announcement regarding the completion of the Auction Shares Transfer and (ii) 7 November 2025.

As the Auction Shares Transfer has been completed, the Composite Document comprising the offer document from the Offeror and the response document from the Board will be jointly despatched by the Offeror and the Company to the Shareholders on or before 26 September 2025 or any other date as agreed by the Executive.

Further announcement(s) will be jointly made by the Offeror and the Company in accordance with the Takeovers Code upon the despatch of the Composite Document.

WARNING

Shareholders are encouraged to read the Composite Document carefully, including the advice of the Independent Financial Adviser to the Independent Board Committee and the recommendation from the Independent Board Committee to the Independent Shareholders in respect of the Offer, before deciding whether or not to accept the Offer. The Shareholders and potential investors are advised to exercise caution when dealing in the securities of the Company, and if they are in any doubt about their position, they should consult their professional advisers.

By order of the board of directors of
Broad Gongga Investment Pte. Ltd.
Ho Wing Hang Florence
Director

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

Hong Kong, 19 September 2025

The directors of the Offeror and the shareholder-cum-directors of the managers of Boyu jointly and severally accept full responsibility for the accuracy of the information contained in this announcement (other than that relating to the Group) and confirm, having made all reasonable enquiries, that to the best of their knowledge, opinions expressed in this announcement (other than those expressed by the Directors) have been arrived at after due and careful consideration and there are no other facts not contained in this announcement, the omission of which would make any statements in this announcement misleading.

As at the date of this announcement, the board of directors of the Offeror is comprised of Ms. Ho Wing Hang Florence, Mr. Sun Jianjun and Ms. Li Wenting, and the managers of Boyu are Yixin, Ltd. (of which Mr. Tong Xiaomeng is the sole shareholder and sole director) and JH Capital Holdings Ltd. (of which Mr. Cheung, Chi Yan Louis is the sole shareholder and sole director).

The Directors jointly and severally accept full responsibility for the accuracy of the information contained in this announcement (other than that relating to the Offeror and its Concert Parties) and confirm, having made all reasonable enquiries, that to the best of their knowledge, opinions expressed in this announcement (other than those expressed by the directors of the Offeror and the shareholder-cum-directors of the managers of Boyu) have been arrived at after due and careful consideration and there are no other facts not contained in this announcement, the omission of which would make any statements in this announcement misleading.

As at the date of this announcement, the Board comprises Mr. Xia Shaofei as executive Director, Mr. Wu Xiaoli, Ms. Lin Ke, Mr. Shi Cheng and Mr. Qi Shihao as non-executive Directors, and Ms. Xiao Huilin, Ms. Yuan Lin and Mr. Tung Woon Cheung Eric as independent non-executive Directors.