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Everest Holdings I Limited

(Incorporated in the Cayman Islands with limited liability)

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)

JOINT ANNOUNCEMENT

DELAY IN DESPATCH OF COMPOSITE DOCUMENT IN RELATION TO THE POSSIBLE UNCONDITIONAL MANDATORY CASH OFFER BY GOLDMAN SACHS FOR AND ON BEHALF OF THE OFFEROR FOR ALL THE ISSUED SHARES OF THE COMPANY (OTHER THAN THOSE ALREADY OWNED OR AGREED TO BE ACQUIRED BY THE OFFEROR AND THE OFFEROR CONCERT PARTIES)

FINANCIAL ADVISER TO THE OFFEROR

JOINT FINANCIAL ADVISERS TO THE SELLERS

Reference is made to the joint announcement dated 30 October 2026 issued by Everest Holdings I Limited (the "**Offeror**") and Evergrande Property Services Group Limited (the "**Company**") in relation to, among other things, the Share Purchase Agreement and the Offer (the "**R3.5 Announcement**"). Unless otherwise defined, capitalised terms used herein shall have the same meanings as those defined in the R3.5 Announcement.

DELAY IN DESPATCH OF THE COMPOSITE DOCUMENT

As stated in the R3.5 Announcement, it is the intention of the Offeror and the Company to combine the offer document with the offeree board circular from the Company into the Composite Document. Pursuant to Rule 8.2 of the Takeovers Code, unless the Executive's consent is obtained, the Composite Document should be despatched to the Shareholders no later than 21 days after the date of the R3.5 Announcement (being on or before 20 November 2026) (the "**Prescribed Period**").

Pursuant to Note 2 to Rule 8.2 of the Takeovers Code, the Executive's consent is required if the making of an offer is subject to the prior fulfilment of a pre-condition and the pre-condition cannot be fulfilled within the Prescribed Period contemplated by Rule 8.2 of the Takeovers Code. Under such circumstances, the Executive will normally require that the Composite Document be posted no later than seven days after the fulfilment of all pre-conditions.

As disclosed in the R3.5 Announcement, the making of the Offer is subject to Completion taking place, and Completion is in turn conditional upon the satisfaction or (if capable of being waived) waiver of the conditions precedent set out in the Share Purchase Agreement and described in the paragraphs headed "2. THE SHARE PURCHASE AGREEMENT — Conditions Precedent to Completion" in the R3.5 Announcement. Pursuant to the Share Purchase Agreement, the Long Stop Date is 12 February 2027. As at the date of this announcement, no conditions precedent under the Share Purchase Agreement have been satisfied or (if capable of being waived) waived. As additional time is required for the satisfaction of the conditions precedent to Completion, an application has been made by the Offeror and the Company to the Executive for a waiver from strict compliance with the requirement under Rule 8.2 of the Takeovers Code and consent under Rule 8.2 of the Takeovers Code to extend the latest date for the despatch of the Composite Document to a date falling within seven days after Completion or 19 February 2027, whichever is earlier. The Executive has granted its consent for such extension.

Further announcement(s) will be made jointly by the Offeror and the Company in relation to the despatch of the Composite Document as and when appropriate.

WARNING

Shareholders and potential investors of the Company should note that the Offer will only be made if Completion takes place. As Completion is subject to the satisfaction or (if capable of being waived) waiver of the conditions precedent set out in the Share Purchase Agreement, it may or may not take place and the Offer may or may not proceed.

Shareholders are reminded to read the Composite Document, including the recommendations of the Independent Board Committee and the advice of the Independent Financial Adviser in respect of the Offer, before deciding whether or not to accept the Offer.

Shareholders and potential investors of the Company are advised to exercise caution when dealing in the securities of the Company. If Shareholders and potential investors of the Company are in any doubt about their position, they should consult their professional advisers.

By order of the Board
Everest Holdings I Limited
Koichi Ito
Director

By order of the Board
Evergrande Property Services Group Limited
恒大物業集團有限公司
Duan Shengli
Executive Director

Hong Kong, 20 November 2026

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, Mr. Dong Xinyi, Mr. Lam Wai Hon and Mr. Hoong Cheong Thard as independent non-executive Directors.

The Directors jointly and severally accept full responsibility for the accuracy of the information contained in this announcement (other than the information relating to the Offeror, the Offeror Concert Parties and the Share Purchase Agreement) 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) 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 statement in this announcement misleading.

As at the date of this announcement, the directors of the Offeror are Koichi Ito, Wang Minchu and Jodi Ann Ingham.

As at the date of this announcement, the directors of PAG Asia Capital GP IV Limited (being the general partner of PAG Fund IV) are Jon Robert Lewis, Derek Roy Crane, Noel Patrick Walsh and Mark Raymond Bennett.

The directors of the Offeror and PAG Asia Capital GP IV Limited jointly and severally accept full responsibility for the accuracy of the information contained in this announcement (other than the information 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 statement in this announcement misleading.

This announcement is published in English and in Chinese. In case of any inconsistency between the English version and the Chinese version, the English version prevails.