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Unless otherwise defined, terms and expressions used in this announcement shall have the same meanings as those defined in the Prospectus.

*In connection with the Global Offering, China International Capital Corporation Hong Kong Securities Limited, as stabilizing manager (the “**Stabilizing Manager**”), its affiliates or any person acting for it, on behalf of the Underwriters, may over-allocate or effect transactions with a view to stabilizing or supporting the market price of the Shares at a level higher than that which might otherwise prevail for a limited period on and after the Listing Date. However, there is no obligation on the Stabilizing Manager, its affiliates or any person acting for it, to conduct any such stabilizing action, which, if taken, will be done at the sole and absolute discretion of the Stabilizing Manager, its affiliates or any person acting for it, and may be discontinued at any time. Any such stabilizing action is required to be brought to an end on the 30th day after the last day for lodging applications under the Hong Kong Public Offering (being Friday, April 1, 2022). Such stabilizing action, if commenced, may be effected in all jurisdictions where it is permissible to do so, in each case in compliance with all applicable laws, rules and regulatory requirements, including the Securities and Futures (Price Stabilizing) Rules (Cap. 571W of the Laws of Hong Kong), as amended, made under the Securities and Futures Ordinance (Cap. 571 of the Laws of Hong Kong).*

Potential investors should be aware that stabilizing action cannot be taken to support the price of the Shares for longer than the stabilization period which begins on the Listing Date and is expected to expire on Friday, April 1, 2022, being the 30th day after the last day for lodging applications under the Hong Kong Public Offering. After this date, no further stabilizing action may be taken, demand for the Shares and the price of the Shares, could fall.

In connection with the Global Offering, the Company has the Offer Size Adjustment Option under the Hong Kong Underwriting Agreement which is exercisable on or before the Price Determination Date, pursuant to which the Company may issue and allot any number of Shares up to 15% of the Offer Shares initially available under the Global Offering, at the Offer Price, to cover additional market demand, if any. The Company did not exercise the Offer Size Adjustment Option and the Offer Size Adjustment Option has lapsed.

In connection with the Global Offering, the Company has granted the Over-allotment Option to the International Underwriters. Pursuant to the Over-allotment Option, the International Underwriters have the right, exercisable by the Joint Representatives (for themselves and on behalf of the International Underwriters) at any time from the Listing Date until 30th day after the last day for lodging applications under the Hong Kong Public Offering (being Friday, April 1, 2022), to require the Company to issue up to 15% of the Offer Shares initially available under the Global Offering, at the Offer Price, to solely cover over-allocations in the International Offering, if any.

JINMAO PROPERTY SERVICES CO., LIMITED

金茂物業服務發展股份有限公司

(Incorporated in Hong Kong with limited liability)

GLOBAL OFFERING

Number of Offer Shares under the Global Offering	:	101,411,500 Shares (subject to the Over-allotment Option)
Number of Hong Kong Offer Shares	:	10,142,000 Shares
Number of International Offer Shares	:	91,269,500 Shares (subject to the Over-allotment Option)
Final Offer Price	:	HK\$8.14 per Offer Share, plus brokerage of 1.0%, SFC transaction levy of 0.0027%, Stock Exchange trading fee of 0.005% and FRC transaction levy of 0.00015%
Stock code	:	00816

*Joint Sponsors, Joint Global Coordinators,
Joint Bookrunners and Joint Lead Managers:*



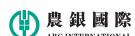
(In alphabetical order)

Joint Global Coordinators, Joint Bookrunners and Joint Lead Managers:



(In alphabetical order)

Joint Bookrunners and Joint Lead Managers:



(In alphabetical order)

Joint Lead Manager:



ANNOUNCEMENT OF OFFER PRICE AND ALLOTMENT RESULTS

SUMMARY

Offer Price

- The final Offer Price has been determined at HK\$8.14 per Offer Share (exclusive of brokerage of 1%, SFC transaction levy of 0.0027%, FRC transaction levy of 0.00015% and the Stock Exchange trading fee of 0.005%).

Offer Size Adjustment Option

- The Company did not exercise the Offer Size Adjustment Option on or before the Price Determination Date (being Thursday, March 3, 2022), and the Offer Size Adjustment Option has lapsed immediately thereafter. Accordingly, the Distribution Adjustment was not made, and the number of Shares that may be allotted and issued by the Company under the Distribution remains at 191,680,031 Shares in aggregate.

Net Proceeds from the Global Offering

- The net proceeds from the Global Offering, after deducting the underwriting commissions and other estimated expenses paid and payable by us in connection with the Global Offering, assuming that the Over-allotment Option is not exercised, are estimated to be approximately HK\$759.6 million, based on the Offer Price of HK\$8.14 per Offer Share. We intend to apply such net proceeds in accordance with the purposes set out in the section headed “Net Proceeds from the Global Offering” in this announcement.
- If the Over-allotment Option is exercised in full, we will receive additional net proceeds of approximately HK\$120.8 million for 15,211,500 Offer Shares to be issued upon the exercise of the Over-allotment Option. The Company intends to apply the additional net proceeds to the uses set out in the section headed “Net Proceeds from the Global Offering” in this announcement.

Applications and Indications of Interest Received in the Hong Kong Public Offering

- The Hong Kong Offer Shares initially available under the Hong Kong Public Offering have been slightly over-subscribed. A total of 3,879 valid applications have been received pursuant to the Hong Kong Public Offering through the **White Form eIPO** service and through the **CCASS E IPO** service for a total of 12,201,000 Offer Shares, representing approximately 1.2 times of the total number of 10,142,000 Hong Kong Offer Shares initially available for subscription under the Hong Kong Public Offering.
- As the over-subscription in the Hong Kong Public Offering represents less than 15 times of the number of Hong Kong Offer Shares initially available under the Hong Kong Public Offering, the reallocation procedures as described in the section headed “Structure of the Global Offering — The Hong Kong Public Offering — Reallocation” in the Prospectus have not been applied. The final number of Offer Shares under the Hong Kong Public Offering is 10,142,000 Offer Shares, representing approximately 10% of the total number of Offer Shares initially available under the Global Offering (before any exercise of the Over-allotment Option), and being allocated to 3,358 successful applicants under the Hong Kong Public Offering, among which 2,425 applicants have been allotted one board lot of Offer Shares totaling 1,212,500 Offer Shares.

International Offering

- The Offer Shares initially offered under the International Offering were slightly over-subscribed, representing approximately 1.4 times of the total number of Offer Shares initially available under the International Offering. The final number of Offer Shares allocated to the placees under the International Offering is 91,269,500 Shares, representing approximately 90% of the total number of Offer Shares initially available under the Global Offering (before any exercise of the Over-allotment Option). There has been an over-allocation of 15,211,500 Offer Shares in the International Offering and there are a total of 110 placees under the International Offering.
- A total number of 70 placees and 96 placees have been allotted one board lot and five board lots or less of Offer Shares, representing approximately 63.64% and 87.27% of the total number of 110 placees under the International Offering, respectively. These placees have been allotted 35,000 and 67,500 Offer Shares, representing approximately 0.038348% and 0.073957% of the total number of Offer Shares initially available under the International Offering (before any exercise of the Over-allotment Option), respectively.

Cornerstone Investors

- Pursuant to the Cornerstone Investment Agreements with the Cornerstone Investors, the number of Offer Shares subscribed for by the Cornerstone Investors has now been determined. Keltic has subscribed for 15,103,000 Offer Shares, Canny Elevator has subscribed for 12,162,000 Offer Shares, Guangdong Keshun has subscribed for 7,551,500 Offer Shares, Fuhui Capital has subscribed for 30,206,500 Offer Shares and Qian He Fund has subscribed for 14,377,000 Offer Shares, in all totaling 79,400,000 Offer Shares, representing approximately (i) 78.3% of the Offer Shares initially available under the Global Offering (assuming that the Over-allotment Option is not exercised); and (ii) 8.8% of the total issued share capital of the Company immediately following the completion of the Global Offering (assuming that the Over-allotment Option is not exercised). The subscription by Keltic, Canny Elevator, Guangdong Keshun, Fuhui Capital and Qian He Fund represented approximately (i) 14.9%, 12.0%, 7.4%, 29.8% and 14.2% of the Offer Shares initially available under the Global Offering (assuming that the Over-allotment Option is not exercised); and (ii) 1.7%, 1.3%, 0.8%, 3.4% and 1.6% of the total issued share capital of the Company immediately following the completion of the Global Offering (assuming that the Over-allotment Option is not exercised), respectively. Please refer to the section headed “Our Cornerstone Investors” in the Prospectus for further details relating to the Cornerstone Investors.

- Canny Elevator, an Independent Third Party and one of the Cornerstone Investors in the Global Offering, has agreed to subscribe for 12,162,000 Offer Shares (the “**Canny Elevator Cornerstone Investment**”). For the purpose of the Canny Elevator Cornerstone Investment, Canny Elevator has engaged UBS SDIC Fund Management Co., Ltd. (國投瑞銀基金管理有限公司) (“**UBS SDIC Fund Management**”), being an asset manager that is a qualified domestic institutional investor (“**QDII**”) as approved by the relevant PRC authorities, to subscribe for or purchase and hold the relevant Shares on its behalf on a discretionary basis. As UBS SDIC Fund Management and Essence International Securities (Hong Kong) Limited, which is a Joint Global Coordinator, Joint Bookrunner, Joint Lead Manager and Underwriter, are members of a group of companies controlled by State Development & Investment Corp. Ltd. (國家開發投資集團有限公司), UBS SDIC Fund Management is therefore a “connected client” of Essence International Securities (Hong Kong) Limited under paragraph 13(7) of Appendix 6 to the Listing Rules. The Company has applied to the Stock Exchange for, and the Stock Exchange has granted, its consent under paragraph 5(1) of the Placing Guidelines to permit the UBS SDIC Fund Management to participate in the Global Offering in its capacity as a QDII manager of Canny Elevator.

Placings of Offer Shares to connected client placees with consent under paragraph 5(1) of the Placing Guidelines

- Under the International Offering, 710,000 Offer Shares, 7,300,000 Offer Shares, and 11,398,000 Offer Shares, representing 0.7%, 7.2% and 11.2% of the Offer Shares initially available under the Global Offering, assuming that the Over-allotment Option is not exercised, respectively, were placed to China Asset Management Co., Ltd., CSI Capital Management Limited, and Huatai Capital Investment Limited, respectively, which are connected clients of certain Joint Bookrunners and/or the Underwriters within the meaning of the Placing Guidelines. The Company has applied to the Stock Exchange for, and the Stock Exchange has granted to the Company consent under paragraph 5(1) of the Placing Guidelines to permit the Company to allocate Offer Shares in the International Offering to each of the above connected clients. The Offer Shares placed to the above connected clients are held by the connected clients on behalf of independent third parties and are in compliance with all the conditions under the consent granted by the Stock Exchange.

Over-allotment Option

- In connection with the Global Offering, we have granted the Over-allotment Option to the International Underwriters, exercisable by the Joint Representatives (for themselves and on behalf of the International Underwriters), at any time from the Listing Date to Friday, April 1, 2022, being the 30th day after the last day for lodging applications under the Hong Kong Public Offering, to require us to allot and issue up to an aggregate of 15,211,500 additional Offer Shares, representing not more than 15% of the total number of Offer Shares initially available under the Global Offering, at the Offer Price under the International Offering to cover the over-allocation in the International Offering, if any. There has been an over-allocation of 15,211,500 Offer Shares in the International Offering. In the event the Over-allotment Option is exercised, an announcement will be made on our website and the website of the Stock Exchange at www.jinmaowy.com and www.hkexnews.hk, respectively. As of the date of this announcement, the Over-allotment Option has not been exercised.

Lock-up Undertakings

- The Company, the Controlling Shareholders and the Cornerstone Investors are subject to certain lock-up undertakings as set out in the section headed “Lock-up Undertakings” in this announcement.

Results of Allocations

- The results of allocations of the Hong Kong Offer Shares under the Hong Kong Public Offering successfully applied for through the **White Form eIPO** service or through the **CCASS E IPO** service, including the Hong Kong identity card numbers, passport numbers or Hong Kong business registration numbers of successful applicants (where applicable) and the number of Hong Kong Offer Shares, successfully applied for, will be made available at the times and dates and in the manner set out below:
 - (i) in the announcement to be posted on our website and the website of the Stock Exchange at www.jinmaowy.com and www.hkexnews.hk, respectively, by no later than 8:00 a.m. on Wednesday, March 9, 2022;
 - (ii) from the designated results of allocations website at www.iporesults.com.hk (alternatively: English <https://www.eipo.com.hk/en/Allotment>; Chinese <https://www.eipo.com.hk/zh-hk/Allotment>) with a “search by ID” function from 8:00 a.m. on Wednesday, March 9, 2022 to 12:00 midnight on Tuesday, March 15, 2022; and
 - (iii) from the allocation results telephone enquiry line by calling +852 2862 8555 between 9:00 a.m. and 6:00 p.m. on Wednesday, March 9, 2022 to Monday, March 14, 2022 (excluding Saturday, Sunday and public holiday in Hong Kong).

- This announcement contains a list of identification document numbers. Identification document numbers shown in the section headed “Results of Applications Made by **White Form eIPO**” refer to Hong Kong identity card numbers/passport numbers/Hong Kong business registration numbers/certificate of incorporation numbers/beneficial owner identification codes (if such applications are made by nominees as agent for the benefit of another person) whereas those displayed in the section headed “Results of Applications Made by Giving **Electronic Application Instructions** to HKSCC via CCASS” are provided by CCASS Participants via CCASS. Therefore, the identification document numbers shown in the two sections are different in nature. Please note that the list of identification document numbers in this announcement is not a complete list of successful applicants since only successful applicants whose identification document numbers are provided by CCASS are disclosed.
- Since applications are subject to Personal Information Collection Statements, beneficial owner identification codes displayed in the sections headed “Results of Applications Made by **White Form eIPO**” and “Results of Applications Made by Giving **Electronic Application Instructions** to HKSCC via CCASS” are redacted and not all details of applications are disclosed in this announcement.

Despatch/Collection of Share Certificates/e-Refund Payment Instructions/Refund Cheque(s)

- Applicants who applied for 1,000,000 Hong Kong Offer Shares or more through the **White Form eIPO** service and who have been successfully or partially successfully allocated Hong Kong Offer Shares and are eligible to collect share certificates and/or refund cheque(s) in person may collect share certificates and/or refund cheque(s) from the Hong Kong Share Registrar, Computershare Hong Kong Investor Services Limited, at Shops 1712-1716, 17th Floor, Hopewell Centre, 183 Queen’s Road East, Wanchai, Hong Kong from 9:00 a.m. to 1:00 p.m. on Wednesday, March 9, 2022, or any other place or date we may notify.
- Share certificates and/or refund cheque(s) for Hong Kong Offer Shares allocated to applicants who applied through the **White Form eIPO** service which are either not available for personal collection or which are available but are not collected in person by 1:00 p.m. on Wednesday, March 9, 2022 are expected to be despatched by ordinary post to the addresses specified in the relevant applications at their own risk on or before Wednesday, March 9, 2022.
- Wholly or partially successful applicants who applied by giving **electronic application instructions** to HKSCC via CCASS will have their share certificates issued in the name of HKSCC Nominees Limited and deposited into CCASS for credit to their CCASS Investor Participant stock accounts or the stock accounts of their designated CCASS Participants who gave **electronic application instructions** on their behalf on Wednesday, March 9, 2022.
- Applicants who applied through a designated CCASS Participant (other than a CCASS Investor Participant) should check the number of Hong Kong Offer Shares allocated to them and the amount of refund monies payable to them with that CCASS Participant.

- Applicants who applied as a CCASS Investor Participant by giving **electronic application instructions** to HKSCC via CCASS should check and report any discrepancies to HKSCC before 5:00 p.m. on Wednesday, March 9, 2022 or such other date as shall be determined by HKSCC or HKSCC Nominees. Applicants who applied as a CCASS Investor Participant by giving **electronic application instructions** to HKSCC via CCASS may also check the results of their applications and the amount of refund monies payable to them via the CCASS Phone System and the CCASS Internet System (under the procedures contained in HKSCC's "An Operating Guide for Investor Participants" in effect from time to time). Immediately following the credit of the Hong Kong Offer Shares to the CCASS Investor Participants stock accounts and the credit of the refund monies to their respective designated bank account (if any), HKSCC will also make available to the CCASS Investor Participants an activity statement showing the number of the Hong Kong Offer Shares credited to their stock accounts and the amount of refund monies (if any) credited to their respective designated bank accounts.
- Applicants who applied through the **White Form eIPO** service and paid the application monies from a single bank account will have refund monies (if any) despatched to their application payment account in the form of e-Refund payment instructions on Wednesday, March 9, 2022. Applicants who applied through the **White Form eIPO** service and paid the application monies from multiple bank accounts will have refund monies (if any) despatched to the addresses specified on their **White Form eIPO** applications in the form of refund cheque(s), by ordinary post at their own risk on or before Wednesday, March 9, 2022.
- Refund monies for applicants who have applied by giving **electronic application instructions** to HKSCC via CCASS are expected to be credited to their designated bank accounts or the designated bank accounts of their brokers or custodians on Wednesday, March 9, 2022.
- Share certificates will only become valid at 8:00 a.m. (Hong Kong time) on Thursday, March 10, 2022 provided that the Global Offering has become unconditional in all respects at or before that time and the right of termination described in the section headed "Underwriting — Underwriting Arrangements and Expenses — Hong Kong Public Offering — Grounds for Termination" in the Prospectus has not been exercised.
- We will not issue any temporary documents of title in respect of the Offer Shares and will not issue any receipt for application monies received.

Public Float

- Immediately after the completion of the Global Offering, 225,353,042 Shares, representing approximately and not less than 25% of the issued share capital of our Company will count towards the public float (assuming the Over-allotment Option is not exercised), satisfying the minimum percentage prescribed by Rule 8.08 of the Listing Rules. The Directors confirm that the three largest public Shareholders do not hold more than 50% of the Shares held in public hands at the time of the Listing in compliance with Rules 8.08(3) of the Listing Rules. The Directors confirm that there will be at least 300 Shareholders at the time of the Listing in compliance with Rule 8.08(2) of the Listing Rules.

Commencement of Dealings

- Assuming that the Global Offering becomes unconditional in all respects at or before 8:00 a.m. (Hong Kong time) on Thursday, March 10, 2022, dealings in the Shares on the Main Board of the Stock Exchange are expected to commence at 9:00 a.m. (Hong Kong time) on Thursday, March 10, 2022. Shares will be traded in board lots of 500 Shares each. The stock code of the Shares is 00816.

In view of the high concentration of shareholding in a small number of Shareholders, Shareholders and prospective investors should be aware that the price of the Shares could move substantially even with a small number of Shares traded, and should exercise extreme caution when dealing in Shares.

OFFER PRICE

The final Offer Price has been determined at HK\$8.14 per Offer Share (exclusive of brokerage of 1%, SFC transaction levy of 0.0027%, FRC transaction levy of 0.00015% and Stock Exchange trading fee of 0.005%).

OFFER SIZE ADJUSTMENT OPTION

The Company did not exercise the Offer Size Adjustment Option on or before the Price Determination Date (being Thursday, March 3, 2022), and the Offer Size Adjustment Option has lapsed immediately thereafter. Accordingly, the Distribution Adjustment was not made, and the number of Shares that may be allotted and issued by the Company under the Distribution remains at 191,680,031 Shares in aggregate.

NET PROCEEDS FROM THE GLOBAL OFFERING

The net proceeds from the Global Offering to be received by the Company, after deducting the underwriting commissions and other estimated expenses paid and payable by us in connection with the Global Offering, assuming that the Over-allotment Option is not exercised, are estimated to be approximately HK\$759.6 million, based on the Offer Price of HK\$8.14 per Offer Share.

We intend to apply such net proceeds in the following manner:

- (1) approximately 55%, or HK\$417.8 million, will be used to pursue selective strategic investment and acquisition opportunities with companies engaged in property management, city operation services and/or community operations and to expand our business scale and solidify our leading industry position.
- (2) approximately 22%, or HK\$167.1 million, will be used to upgrade our systems for smart management services and for the development of our smart communities and smart city solutions, aiming to offer a higher-quality living experience with more convenience for our property owners and residents and further enhance cost-efficiency for our property management and city operation services.
- (3) approximately 13%, or HK\$98.7 million, will be used to further develop our community value-added services in an effort to diversify our service offering and enhance profitability.

- (4) approximately 10%, or HK\$76.0 million, will be used for working capital and general corporate purpose.

If the Over-allotment Option is exercised in full, we will receive additional net proceeds of approximately HK\$120.8 million for 15,211,500 Offer Shares to be issued upon the exercise of the Over-allotment Option.

For further information, please refer to the section headed “Future Plans and Use of Proceeds” in the Prospectus.

APPLICATIONS AND INDICATIONS OF INTEREST RECEIVED IN THE HONG KONG PUBLIC OFFERING

The Hong Kong Offer Shares initially available under the Hong Kong Public Offering have been slightly over-subscribed. At the close of the application lists at 12:00 noon on Wednesday, March 2, 2022, a total of 3,879 valid applications have been received pursuant to the Hong Kong Public Offering through the **White Form eIPO** service and through the **CCASS E IPO** service for a total of 12,201,000 Offer Shares, representing approximately 1.2 times of the total number of 10,142,000 Hong Kong Offer Shares initially available for subscription under the Hong Kong Public Offering, among which:

- 3,876 valid applications in respect of a total of 9,301,000 Hong Kong Offer Shares were for the Hong Kong Public Offering with an aggregate subscription amount based on the maximum Offer Price of HK\$8.14 per Hong Kong Offer Share (excluding brokerage of 1%, SFC transaction levy of 0.0027%, FRC transaction levy of 0.00015% and Stock Exchange trading fee of 0.005%) of HK\$5 million or less, representing approximately 1.83 times of the 5,071,000 Hong Kong Offer Shares initially comprised in pool A; and
- 3 valid applications in respect of a total of 2,900,000 Hong Kong Offer Shares were for the Hong Kong Public Offering with an aggregate subscription amount based on the maximum Offer Price of HK\$8.14 per Hong Kong Offer Share (excluding brokerage of 1%, SFC transaction levy of 0.0027%, FRC transaction levy of 0.00015% and the Stock Exchange trading fee of 0.005%) of more than HK\$5 million, representing approximately 0.57 times of the 5,071,000 Hong Kong Offer Shares initially comprised in pool B.

6 multiple or suspected multiple applications have been identified and rejected. No application has been rejected due to invalid application. No dishonored payments have been identified and rejected. No application for more than 5,071,000 Hong Kong Offer Shares (being 50% of the 10,142,000 Hong Kong Offer Shares initially available under the Hong Kong Public Offering) has been identified.

As the over-subscription in the Hong Kong Public Offering represents less than 15 times of the number of Hong Kong Offer Shares initially available under the Hong Kong Public Offering, the reallocation procedures as described in the section headed “Structure of the Global Offering — The Hong Kong Public Offering — Reallocation” in the Prospectus have not been applied. The final number of Offer Shares under the Hong Kong Public Offering is 10,142,000 Offer Shares, representing approximately 10% of the total number of Offer Shares initially available under the Global Offering (before any exercise of the Over-allotment Option), and being allocated to 3,358 successful applicants under the Hong Kong Public Offering, among which 2,425 applicants have been allotted one board lot of Offer Shares totaling 1,212,500 Offer Shares.

The Offer Shares offered in the Hong Kong Public Offering were conditionally allocated on the basis set out in the section headed “Basis of allocation under the Hong Kong Public Offering” below.

INTERNATIONAL OFFERING

The Offer Shares initially offered under the International Offering were slightly over-subscribed, representing approximately 1.4 times of the total number of Offer Shares initially available under the International Offering. The final number of Offer Shares allocated to the placees under the International Offering is 91,269,500 Shares, representing approximately 90% of the total number of Offer Shares initially available under the Global Offering (before any exercise of the Over-allotment Option). There has been an over-allocation of 15,211,500 Offer Shares in the International Offering and there are a total of 110 placees under the International Offering.

A total number of 70 placees and 96 placees have been allotted one board lot and five board lots or less of Offer Shares, representing approximately 63.64% and 87.27% of the total number of 110 placees under the International Offering, respectively. These placees have been allotted 35,000 and 67,500 Offer Shares, representing approximately 0.038348% and 0.073957% of the total number of Offer Shares initially available under the International Offering (before any exercise of the Over-allotment Option), respectively.

Cornerstone Investors

Based on the Offer Price of HK\$8.14 per Offer Share (exclusive of brokerage of 1%, SFC transaction levy of 0.0027%, FRC transaction levy of 0.00015% and the Stock Exchange trading fee of 0.005%) and pursuant to the Cornerstone Investment Agreements with the Cornerstone Investors as disclosed in the section headed “Our Cornerstone Investors” in the Prospectus, the number of Offer Shares subscribed for by the Cornerstone Investors has now been determined as set out below:

Cornerstone Investor	Number of Offer Shares subscribed for	Approximate % of the Offer Shares initially available under the Global Offering ⁽¹⁾	Approximate % of the total issued share capital of the Company immediately following the completion of the Global Offering ⁽¹⁾
Keltic	15,103,000	14.9%	1.7%
Canny Elevator	12,162,000	12.0%	1.3%
Guangdong Keshun	7,551,500	7.4%	0.8%
Fuhui Capital	30,206,500	29.8%	3.4%
Qian He Fund	14,377,000	14.2%	1.6%
Total	79,400,000	78.3%	8.8%

Note:

(1) Assuming that the Over-allotment Option is not exercised.

An aggregate of 79,400,000 Offer Shares, representing approximately 78.3% of the Offer Shares initially available under the Global Offering (assuming that the Over-allotment Option is not exercised), were placed to Keltic, Canny Elevator, Guangdong Keshun, Fuhui Capital and Qian He Fund as Cornerstone Investors. The subscription by Keltic for 15,103,000 Offer Shares, Canny Elevator for 12,162,000 Offer Shares, Guangdong Keshun for 7,551,500 Offer Shares, Fuhui Capital for 30,206,500 Offer Shares and Qian He Fund for 14,377,000 Offer Shares represented approximately (i) 14.9%, 12.0%, 7.4%, 29.8% and 14.2% of the Offer Shares initially available under the Global Offering (assuming that the Over-allotment Option is not exercised); and (ii) 1.7%, 1.3%, 0.8%, 3.4% and 1.6% of the total issued share capital of the Company immediately following the completion of the Global Offering (assuming that the Over-allotment Option is not exercised), respectively.

Canny Elevator, an Independent Third Party and one of the Cornerstone Investors in the Global Offering, has agreed to subscribe for 12,162,000 Offer Shares (the “**Canny Elevator Cornerstone Investment**”). For the purpose of the Canny Elevator Cornerstone Investment, Canny Elevator has engaged UBS SDIC Fund Management Co., Ltd. (國投瑞銀基金管理有限公司) (“**UBS SDIC Fund Management**”), being an asset manager that is a qualified domestic institutional investor (“QDII”) as approved by the relevant PRC authorities, to subscribe for or purchase and hold the relevant Shares on its behalf on a discretionary basis. As UBS SDIC Fund Management and Essence International Securities (Hong Kong) Limited, which is a Joint Global Coordinator, Joint Bookrunner, Joint Lead Manager and Underwriter, are members of a group of companies controlled by State Development & Investment Corp. Ltd. (國家開發投資集團有限公司), UBS SDIC Fund Management is therefore a “connected client” of Essence International Securities (Hong Kong) Limited under paragraph 13(7) of Appendix 6 to the Listing Rules. The Company has applied to the Stock Exchange for, and the Stock Exchange has granted, its consent under paragraph 5(1) of the Placing Guidelines to permit the UBS SDIC Fund Management to participate in the Global Offering in its capacity as a QDII manager of Canny Elevator.

To the best knowledge of our Company, (i) each of the Cornerstone Investors is an Independent Third Party and is not our connected person, (ii) each of the Cornerstone Investors is independent of other Cornerstone Investors, (iii) none of the subscription of the relevant Offer Shares by any of the Cornerstone Investors is financed by the Company and its subsidiaries, our Directors, chief executive, substantial Shareholders, existing Shareholders or any of its subsidiaries or their respective close associates, and (iv) none of the Cornerstone Investors is accustomed to take instructions from the Company and its subsidiaries, our Directors, chief executive, substantial Shareholders, existing Shareholders or any of their subsidiaries or their respective close associates in relation to the acquisition, disposal, voting or other disposition of the Shares registered in its name or otherwise held by it. The Cornerstone Investors do not have any preferential rights under the Cornerstone Investment Agreements compared with other public Shareholders, other than a guaranteed allocation of the relevant Offer Shares at the Offer Price. There are no side agreements or arrangements between us and the Cornerstone Investors or any benefit, direct or indirect, conferred on the Cornerstone Investors by virtue of or in relation to the Cornerstone Placing, other than a guaranteed allocation of the relevant Offer Shares at the final Offer Price. As confirmed by each Cornerstone Investor, save for Keltic, their subscription under the Cornerstone Placing would be financed by their own internal financial resources and/or financial resources of their ultimate beneficial owners.

Each of the Cornerstone Investors has agreed that it will not, whether directly or indirectly, at any time during the period of six months following the Listing Date (the “**Lock-up Period**”), dispose of any of the Offer Shares they have purchased pursuant to the relevant Cornerstone Investment Agreement, save for certain limited circumstances, such as transfers to any of its wholly-owned subsidiaries who will be bound by the same obligations of such Cornerstone Investor, including the Lock-up Period restriction.

Please refer to the section headed “Our Cornerstone Investors” in the Prospectus for further details relating to the Cornerstone Investors.

Placings of Offer Shares to connected client placees with consent under paragraph 5(1) of the Placing Guidelines

Certain Offer Shares were placed under the International Offering to connected clients of certain Joint Bookrunners (the “**Connected Underwriters**”, each a “**Connected Underwriter**”) within the meaning of the Placing Guidelines for equity securities as set out in Appendix 6 to the Listing Rules, details of which are set out below:

Connected Underwriter	Placee	Number of Offer Shares placed	Approximate percentage of the issued share capital of the Offer	Shares initially available under the Global Offering ⁽¹⁾	Approximate percentage of the issued share capital immediately following the completion of the Global Offering ⁽¹⁾	Relationship with the Connected Underwriter
CLSA Limited (“CLSA”)	China Asset Management Co., Ltd. (“China AMC”)	710,000	0.7%	710,000	0.08%	China AMC is a member of the same group of companies as CLSA. The Offer Shares allocated to China AMC will be held by it on behalf of independent third parties on a discretionary basis.
	CSI Capital Management Limited (“CSI Capital”) ⁽²⁾	7,300,000	7.2%	7,300,000	0.81%	CSI Capital is a member of the same group of companies as CLSA. The Offer Shares allocated to CSI Capital will be held by it on behalf of an independent third party on a non-discretionary basis.

Connected Underwriter	Placee	Number of Offer Shares placed	Approximate percentage of the issued share capital immediately following the completion of the Global Offering ⁽¹⁾	Approximate percentage of the Offer	Relationship with the Connected Underwriter
Huatai Financial Holdings (Hong Kong) Limited ("HTFH")	Huatai Capital Investment Limited ("HTCI") ⁽³⁾	11,398,000	11.2%	1.26%	HTFH and HTCI are both wholly-owned subsidiaries of Huatai Securities Co., Ltd. The Offer Shares allocated to HTCI will be held by it on behalf of independent third parties on a non-discretionary basis.
Total		<u><u>19,408,000</u></u>	<u><u>19.1%</u></u>	<u><u>2.15%</u></u>	

Notes:

- (1) Assuming that the Over-allotment Option is not exercised.
- (2) CSI Capital will act as the single counterparty of a back-to-back total return swap transaction (the “**CSI Back-to-back TRS**”) to be entered into by CSI Capital in connection with a total return swap order (the “**CSI Client TRS**”) placed by and fully funded by its ultimate client (the “**CSI Ultimate Client**”), by which CSI Capital will pass the full economic exposure of the Offer Shares placed to CSI Capital (the “**CSI Offer Shares**”) to the CSI Ultimate Client, meaning in effect, CSI Capital will hold the beneficial interest of the CSI Offer Shares on behalf of the CSI Ultimate Client on a non-discretionary basis. CSI Capital will hold the legal title and beneficial interest in the CSI Offer Shares, but will contractually agree to pass on the full economic exposure and return of the CSI Offer Shares to the CSI Ultimate Client. The CSI Ultimate Client may exercise an early termination right to early terminate the CSI Client TRS at any time from the trade date of the CSI Client TRS which should be on or after the date on which the CSI Offer Shares are listed on the Stock Exchange. Upon the final maturity or early termination of the CSI Client TRS by the CSI Ultimate Client, CSI Capital will dispose of the CSI Offer Shares on the secondary market and the CSI Ultimate Client will receive a final termination amount of the CSI Back-to-back TRS which should have taken into account all the economic returns or economic loss in relation to the CSI Offer Shares and the fixed amount of swap fees of the CSI Back-to-back TRS and the CSI Client TRS. Due to its internal policy, CSI Capital will not exercise the voting right of the CSI Offer Shares during the tenor of the CSI Back-to-back TRS. To the best of CSI Capital’s knowledge, after making all reasonable inquiries, the CSI Ultimate Client is a third party independent from each of the Company, CSI Capital and CLSA.
- (3) The Offer Shares placed to HTCI (the “**Huatai Offer Shares**”) will be held as the single underlying holder of a back-to-back total return swap (the “**Huatai Back-to-back TRS**”) to be entered by HTCI in connection with a total return swap order (the “**Huatai Client TRS**”) placed by and fully funded by its ultimate clients (the “**Huatai Ultimate Clients**”), by which HTCI will pass the full economic exposure of the Huatai Offer Shares to the Huatai Ultimate Clients, meaning in effect, HTCI will hold the beneficial interest of the Huatai Offer Shares on behalf of the Huatai Ultimate Clients. The Huatai Ultimate Clients may exercise an early termination right to terminate the Huatai Client TRS at any time from the issue date of the Huatai Client TRS which should be on or after the date on which the Huatai Offer Shares are listed on the Stock Exchange. Upon the termination upon maturity or early termination of the Huatai Client TRS by the Huatai Ultimate Clients, HTCI will dispose the

Huatai Offer Shares on the secondary market and the Huatai Ultimate Clients will receive a final termination amount of the Huatai Back-to-back TRS which should have taken into account all the economic returns or economic loss in relation to the Huatai Offer Shares. HTCI will hold the legal title and the voting right of the Huatai Offer Shares and pass through the full economic exposure of the Huatai Offer Shares to the Huatai Ultimate Clients. Due to its internal policy, HTCI will not exercise the voting right of the Huatai Offer Shares during the tenor of the Huatai Back-to-back TRS. To the best of HTCI's knowledge, after making all reasonable inquiries, each of the Huatai Ultimate Clients is a third party independent from each of the Company, HTFH and HTCI.

We have applied to the Stock Exchange for, and the Stock Exchange has granted us, a consent under paragraph 5(1) of the Placing Guidelines to permit the Company to allocate Offer Shares in the International Offering to each of the connected clients described above. The Offer Shares placed to the above connected clients are held by the connected clients on behalf of independent third parties and are in compliance with all the conditions under the consent granted by the Stock Exchange.

None of the Joint Sponsors, the Joint Representatives, the Joint Global Coordinators, the Joint Bookrunners, the Underwriters and their respective affiliated companies and connected clients of the lead broker or of any distributors (as defined in the Placing Guidelines) has taken up any Offer Shares for its own benefit under the Global Offering. The Offer Shares placed to the above placees are in compliance with all the conditions under the consent granted by the Stock Exchange. There is no restriction on disposal of the Offer Shares allocated to each of such connected clients.

Save as disclosed above, the International Offering is in compliance with the Placing Guidelines. Save as disclosed in this announcement, no Offer Shares placed by or through the Joint Representatives and the Underwriters under the Global Offering have been placed to any connected clients (as set out in paragraph 5(1) of the Placing Guidelines), whether in their own names or through nominees.

The Directors confirm that (a) no placee will, individually, be placed more than 10% of the enlarged issued share capital of the Company immediately after the Global Offering, (b) there will not be any new substantial shareholder (as defined in the Listing Rules) of the Company immediately after the Global Offering, (c) the number of Shares in public hands will satisfy the minimum percentage as approved by the Hong Kong Stock Exchange, (d) the three largest public Shareholders of the Company do not hold more than 50% of the Shares in public hands at the time of Listing in compliance with Rules 8.08(3) and 8.24 of the Listing Rules and (e) there will be at least 300 Shareholders at the time of Listing in compliance with Rule 8.08(2) of the Listing Rules.

The Directors confirm that, to the best of their knowledge, information and belief, none of the Offer Shares subscribed for by the placees and the public has been financed directly or indirectly by any of the Directors, chief executive of the Company, substantial Shareholders, existing Shareholders or any of their subsidiaries or any of their respective close associates, and none of the placees and the public who has subscribed for Offer Shares is accustomed to taking instructions from any of the Directors, chief executive of the Company, substantial Shareholders, existing Shareholders or any of their subsidiaries or any of their respective close associates in relation to the acquisition, disposal, voting or other disposition of Shares registered in his/her/its name or otherwise held by him/her/it.

Over-allotment Option

In connection with the Global Offering, we have granted the Over-allotment Option to the International Underwriters, exercisable by the Joint Representatives (for themselves and on behalf of the International Underwriters), at any time from the Listing Date to Friday, April 1, 2022, being the 30th day after the last day for lodging applications under the Hong Kong Public Offering, to require us to allot and issue up to an aggregate of 15,211,500 additional Offer Shares, representing not more than 15% of the total number of Offer Shares initially available under the Global Offering, at the same price per Offer Price under the International Offering to cover the over-allocation in the International Offering, if any. There has been an over-allocation of 15,211,500 Offer Shares in the International Offering. In the event the Over-allotment Option is exercised, an announcement will be made on our website and the website of the Stock Exchange at www.jinmaowy.com and www.hkexnews.hk, respectively. As of the date of this announcement, the Over-allotment Option has not been exercised.

BASIS OF ALLOCATION UNDER THE HONG KONG PUBLIC OFFERING

Subject to the satisfaction of the conditions set out in the paragraph headed “Structure of the Global Offering — Conditions of the Global Offering” in the Prospectus, 3,879 valid applications made by the public through the **White Form eIPO** service and the **CCASS eIPO** service will be conditionally allocated on the basis set out below:

No. of Hong Kong Offer Shares applied for	No. of valid applications	Basis of allotment/ballot	Approximate percentage allotted of the total no. of Hong Kong Offer Shares applied for
POOL A			
500	2,802	2,281 out of 2,802 to receive 500 Shares	81.41%
1,000	387	500 Shares plus 243 out of 387 to receive additional 500 Shares	81.40%
1,500	136	1,000 Shares plus 60 out of 136 to receive additional 500 Shares	81.37%
2,000	85	1,500 Shares plus 21 out of 85 to receive additional 500 Shares	81.18%
2,500	93	2,000 Shares plus 4 out of 93 to receive additional 500 Shares	80.86%
3,000	70	2,000 Shares plus 59 out of 70 to receive additional 500 Shares	80.71%
3,500	15	2,500 Shares plus 9 out of 15 to receive additional 500 Shares	80.00%
4,000	23	3,000 Shares plus 9 out of 23 to receive additional 500 Shares	79.89%
4,500	14	3,500 Shares plus 2 out of 14 to receive additional 500 Shares	79.37%
5,000	59	3,500 Shares plus 55 out of 59 to receive additional 500 Shares	79.32%
6,000	20	4,500 Shares plus 10 out of 20 to receive additional 500 Shares	79.17%
7,000	13	5,500 Shares plus 1 out of 13 to receive additional 500 Shares	79.12%
8,000	15	6,000 Shares plus 9 out of 15 to receive additional 500 Shares	78.75%

No. of Hong Kong Offer Shares applied for	No. of valid applications	Basis of allotment/ballot	Approximate percentage allotted of the total no. of Hong Kong Offer Shares applied for
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POOL A

9,000	12	7,000 Shares	77.78%
10,000	49	7,500 Shares plus 27 out of 49 to receive additional 500 Shares	77.76%
15,000	13	11,500 Shares plus 4 out of 13 to receive additional 500 Shares	77.69%
20,000	20	15,500 Shares plus 1 out of 20 to receive additional 500 Shares	77.63%
25,000	12	19,000 Shares plus 9 out of 12 to receive additional 500 Shares	77.50%
30,000	10	23,000 Shares plus 5 out of 10 to receive additional 500 Shares	77.50%
35,000	1	27,000 Shares	77.14%
40,000	1	30,500 Shares	76.25%
45,000	1	34,000 Shares	75.56%
50,000	10	37,500 Shares plus 5 out of 10 to receive additional 500 Shares	75.50%
100,000	6	75,500 Shares	75.50%
150,000	2	113,000 Shares plus 1 out of 2 to receive additional 500 Shares	75.50%
200,000	1	151,000 Shares	75.50%
250,000	2	188,500 Shares plus 1 out of 2 to receive additional 500 Shares	75.50%
300,000	1	226,500 Shares	75.50%
450,000	1	339,500 Shares	75.44%
500,000	1	377,000 Shares	75.40%
600,000	1	452,000 Shares	75.33%
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3,876		Total number of Pool A successful applicants: 3,355	
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POOL B

700,000	2	700,000 Shares	100.00%
1,500,000	1	1,500,000 Shares	100.00%
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3		Total number of Pool B successful applicants: 3	
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The final number of Offer Shares comprising the Hong Kong Public Offering is 10,142,000 Offer Shares, representing approximately 10% of the total number of Offer Shares initially available under the Global Offering (before any exercise of the Over-allotment Option).

LOCK-UP UNDERTAKINGS

The Company, the Controlling Shareholders (including China Jinmao, Sinochem Hong Kong, Sinochem Corporation, Sinochem Group and Sinochem Holdings) and the Cornerstone Investors have provided lock-up undertakings (the “**Lock-up Undertakings**”) in respect of our Shares. The major terms of the Lock-up Undertakings are set out as follows:

Name	Number of Shares subject to the Lock-up Undertakings after Listing	Percentage of shareholding in the Company subject to the Lock-up Undertakings after Listing ⁽¹⁾	Last day of the lock-up period
The Company (subject to lock-up obligations pursuant to the Listing Rules, the Hong Kong Underwriting Agreement and the International Underwriting Agreement)	N/A	N/A	September 9, 2022 ⁽²⁾
Controlling Shareholder China Jinmao (subject to lock-up obligations pursuant to the Listing Rules, the Hong Kong Underwriting Agreement and the International Underwriting Agreement)	608,319,969	67.5%	March 9, 2023 ⁽⁴⁾
Controlling Shareholders (subject to lock-up obligations pursuant to the Listing Rules) Sinochem Hong Kong ⁽³⁾	67,616,133 (directly held by Sinochem Hong Kong) 608,319,969 (indirectly held by Sinochem Hong Kong through controlled corporation, namely, China Jinmao)	7.5% 67.5%	March 9, 2023 ⁽⁴⁾
Sinochem Corporation ⁽³⁾	675,936,102 (interest in controlled corporation)	75%	March 9, 2023 ⁽⁴⁾

Name	Number of Shares subject to the Lock-up Undertakings after Listing	Percentage of shareholding in the Company subject to the Lock-up Undertakings after Listing ⁽¹⁾	Last day of the lock-up period
Sinochem Group ⁽³⁾	675,936,102 (interest in controlled corporation)	75%	March 9, 2023 ⁽⁴⁾
Sinochem Holdings ⁽³⁾	675,936,102 (interest in controlled corporation)	75%	March 9, 2023 ⁽⁴⁾
Cornerstone Investors (subject to lock-up obligations pursuant to the relevant cornerstone investment agreements)			
Keltic	15,103,000	1.7%	September 9, 2022 ⁽⁵⁾
Canny Elevator	12,162,000	1.3%	September 9, 2022 ⁽⁵⁾
Guangdong keshun	7,551,500	0.8%	September 9, 2022 ⁽⁵⁾
Fuhui Capital	30,206,500	3.4%	September 9, 2022 ⁽⁵⁾
Qian He Fund	14,377,000	1.6%	September 9, 2022 ⁽⁵⁾

Notes:

- (1) Assuming that the Over-allotment Option is not exercised.
- (2) The Company may not issue Shares prior to the indicated date except otherwise permitted by the Listing Rules.
- (3) Sinochem Holdings held the entire equity interests in Sinochem Group, which in turn held the entire equity interests in Sinochem Corporation. Sinochem Corporation held the entire equity interests in Sinochem Hong Kong, which in turn held an approximately 35.3% interest in China Jinmao as of the date of this announcement. For the purpose of the SFO, Sinochem Holdings, Sinochem Group, Sinochem Corporation and Sinochem Hong Kong are all deemed to be interested in the Shares beneficially owned by China Jinmao, and Sinochem Holdings, Sinochem Group and Sinochem Corporation are all deemed to be interested in the Shares beneficially owned by Sinochem Hong Kong.
- (4) The Controlling Shareholders are subject to different lock-up requirements for the First Six-Month Period and for the Second Six-Month Period. For further details, please refer to the sections headed “Underwriting – Lock Up Arrangements – Undertakings to the Stock Exchange pursuant to the Listing Rules – (B) Undertakings by our Controlling Shareholders” and “Underwriting – Lock Up Arrangements – Undertakings pursuant to the Hong Kong Underwriting Agreement – Undertakings by China Jinmao” in the Prospectus. The Controlling Shareholders may dispose of or transfer Shares without any lock-up obligations after the indicated date.
- (5) Each of the Cornerstone Investors shall not dispose of any of the Offer Shares acquired in the Global Offering prior to the indicated date save for certain limited circumstances as provided under the relevant cornerstone investment agreement.

RESULTS OF ALLOCATIONS

The results of allocations of the Hong Kong Offer Shares under the Hong Kong Public Offering successfully applied for through the **White Form eIPO** service or through the **CCASS EIPO** service, including the Hong Kong identity card numbers, passport numbers or Hong Kong business registration numbers of successful applicants (where applicable) and the number of Hong Kong Offer Shares, successfully applied for, will be made available at the times and dates and in the manner specified below:

- in the announcement to be posted on our website and the website of the Stock Exchange at www.jinmaowy.com and www.hkexnews.hk, respectively, by no later than 8:00 a.m. on Wednesday, March 9, 2022;
- from the designated results of allocations website at www.iporeresults.com.hk (alternatively: English <https://www.eipo.com.hk/en/Allotment>; Chinese <https://www.eipo.com.hk/zh-hk/Allotment>) with a “search by ID” function on a 24-hour basis from 8:00 a.m. on Wednesday, March 9, 2022 to 12:00 midnight on Tuesday, March 15, 2022; and
- from the allocation results telephone enquiry line by calling +852 2862 8555 between 9:00 a.m. and 6:00 p.m. on Wednesday, March 9, 2022 to Monday, March 14, 2022 (excluding Saturday, Sunday and public holiday in Hong Kong).

This announcement contains a list of identification document numbers. Identification document numbers shown in the section headed “Results of Applications Made by **White Form eIPO**” refer to Hong Kong identity card numbers/passport numbers/Hong Kong business registration numbers/certificate of incorporation numbers/beneficial owner identification codes (if such applications are made by nominees as agent for the benefit of another person) whereas those displayed in the section headed “Results of Applications Made by Giving **Electronic Application Instructions** to HKSCC via CCASS” are provided by CCASS Participants via CCASS. Therefore, the identification document numbers shown in the two sections are different in nature. Please note that the list of identification document numbers in this announcement is not a complete list of successful applicants since only successful applicants whose identification document numbers are provided by CCASS are disclosed.

Since applications are subject to Personal Information Collection Statements, beneficial owner identification codes displayed in the sections headed “Results of Applications Made by **White Form eIPO**” and “Results of Applications Made by Giving **Electronic Application Instructions** to HKSCC via CCASS” are redacted and not all details of applications are disclosed in this announcement.

SHAREHOLDING CONCENTRATION ANALYSIS

We set out below the analysis of shareholding concentration in the International Offering.

- subscription and number of Shares held by the top 1, 5, 10, 20 and 25 of the placees out of the International Offer Shares, total Offer Shares and our total issued share capital upon Listing⁽¹⁾:

Placees	Subscription upon Listing	Number of Shares held upon Listing	Subscription as % of International Offer Shares (assuming no exercise of the Over-allotment Option)		Subscription as % of total Offer Shares (assuming no exercise of the Over-allotment Option)		% of total Shares upon Listing (assuming the Over-allotment Option is exercised in full)
			Subscription as % of International Offer Shares	Subscription as % of total Offer Shares	% of total Shares upon Listing	Subscription as % of total Offer Shares	
Top 1	30,206,500	30,206,500	33.1%	28.4%	25.9%	3.4%	3.3%
Top 5	83,246,500	83,246,500	91.2%	78.2%	82.1%	91.4%	9.2%
Top 10	106,107,000	106,107,000	116.3%	99.6%	104.6%	91.0%	11.8%
Top 20	106,425,500	106,425,500	116.6%	99.9%	104.9%	91.3%	11.8%
Top 25	106,431,000	106,431,000	116.6%	100.0%	104.9%	91.3%	11.8%
							11.6%

- subscription and number of Shares held by the top 1, 5, 10, 20 and 25 of the Shareholders out of the International Offer Shares, total Offer Shares and our total issued share capital upon Listing:

Subscription of Hong Kong Offer Shares	Subscription of International Offer Shares	Subscription of total Offer Shares	Number of Shares held upon Listing	Subscription of Hong Kong Offer Shares			Subscription of International Offer Shares			% of total issued share capital upon Listing ⁽³⁾
				Subscription as % of Hong Kong Offer Shares	Subscription as % of Public Offering ⁽²⁾	Subscription as % of International Offer Offering ⁽³⁾	Subscription as % of International Offer Shares	Subscription as % of International Offer Shares	Subscription as % of total Offer Shares	
				Subscription as % of Hong Kong Offer Shares	Subscription as % of International Offer Shares	Subscription as % of International Offer Shares	Subscription as % of International Offer Shares	Subscription as % of International Offer Shares	Subscription as % of total Offer Shares	
Top 1	0	0	0	608,319,969	0.00%	0.00%	0.00%	0.00%	0.00%	67.49%
Top 5	0	30,206,500	30,206,500	813,491,146 ⁽⁴⁾	0.00%	33.10%	28.37%	29.79%	25.90%	90.25%
Top 10	0	83,246,500	83,246,500	883,046,581 ⁽⁵⁾	0.00%	91.21%	78.18%	82.09%	71.38%	97.96%
Top 20	3,729,000	106,107,000	109,836,000	909,636,081 ⁽⁵⁾	36.77%	116.26%	99.65%	108.31%	94.18%	100.91%
Top 25	4,672,500	106,307,000	110,979,500	910,779,581 ⁽⁵⁾	46.07%	116.48%	99.84%	109.43%	95.16%	101.04%
										99.36%

Notes:

- (1) The total number of Shares held by placees upon the Listing does not take into consideration the number of Shares obtained under the Distribution.
- (2) Assuming that the Over-allotment Option is not exercised.
- (3) Assuming that the Over-allotment Option is exercised in full.
- (4) Including a total of 67,616,133 and 27,040,208 Shares allocated to Sinochem Hong Kong and Ping An Insurance (Group) Company of China, Ltd., respectively, as Qualifying Jinmao Shareholders under the Distribution, and 80,308,336 Shares allocated to Qualifying Jinmao Shareholders which are held by CCASS (excluding entitlements to Sinochem Hong Kong, Ping An Insurance (Group) Company of China, Ltd. and New China Life Insurance Company Ltd.).
- (5) Including a total of 67,616,133, 27,040,208 and 16,515,435 Shares allocated to Sinochem Hong Kong, Ping An Insurance (Group) Company of China, Ltd. and New China Life Insurance Company Ltd., respectively, as Qualifying Jinmao Shareholders under the Distribution, and 80,308,336 Shares allocated to Qualifying Jinmao Shareholders which are held by CCASS (excluding entitlements to Sinochem Hong Kong, Ping An Insurance (Group) Company of China, Ltd. and New China Life Insurance Company Ltd.).

In view of the high concentration of shareholding in a small number of Shareholders, Shareholders and prospective investors should be aware that the price of the Shares could move substantially even with a small number of Shares traded, and should exercise extreme caution when dealing in Shares.

Note: Beneficiary Owner Identification Code(s) are codes provided by brokers via CCASS.

Since applications are subject to personal information collection statements, beneficial owner identification codes displayed in the sections headed "Results of Applications Made by White Form eIPO" and "Results of Applications Made by Giving Electronic Application Instructions to HKSCC via CCASS" are redacted and not all details of applications are disclosed in this announcement.

The list of identification document number(s) in this announcement is not a complete list of successful applicants since only successful applicants whose identification document numbers are provided by CCASS are disclosed. Applicants with beneficial names only but not identification document numbers are not disclosed due to personal privacy issue as elaborated above. Applicants who applied for the Offer Shares through their brokers can consult their brokers to enquire about their application result.

Identification document numbers shown in the sections headed "Results of Applications Made by White Form eIPO" refer to Hong Kong identity card numbers whereas those displayed in the section headed "Results of Applications Made by Giving Electronic Application Instructions to HKSCC via CCASS" are provided by brokers via CCASS. Therefore, some of the identification document numbers shown in these sections are different in nature.

附註：實益擁有人識別碼乃由經紀透過中央結算系統提出申請所提供的識別碼。

由於申請須遵守個人資料收集聲明，「以白表eIPO提出申請的配發結果」及「透過中央結算系統向香港結算發出電子認購指示提出申請的配發結果」等節所示的實益擁有人識別碼乃予以編纂，且並未於本公告中披露所有申請詳情。

由於僅披露由中央結算系統提供其身份證明文件號碼的獲接納申請人，故本公告中的身份證明文件號碼清單並非獲接納申請人的完整清單。僅擁有實益姓名但無身份證明文件號碼的申請人因下文所述的個人私隱而不予披露。透過彼等經紀申請認購發售股份的申請人可諮詢經紀查詢彼等的申請結果。

「以白表eIPO提出申請的配發結果」等節所示的身份證明文件號碼指香港身份證號碼，而「透過中央結算系統向香港結算發出電子認購指示提出申請的配發結果」等節所示的該等號碼乃由經紀透過中央結算系統提供。因此，該等節所示的個別身份證明文件號碼在本質上有所不同。

Results of Applications Made by White Form eIPO

The followings are the Identification document number(s) (Note)
(where supplied) of wholly or partially successful applicants
using White Form eIPO and the number of Hong Kong Offer Shares
conditionally allotted to them. Applicants who have not provided
their identification document numbers are not shown

以白表eIPO提出申請的配發結果

以下為使用白表eIPO提出申請而全部或部份獲接納的申請人的身份證明文件號碼
(附註) (如有提供) 及彼等獲有條件配發的香港發售股份數目。如申請人未有提供
身份證明文件號碼(附註)，其結果將不會顯示。

Identification Document Number(s) (Note) 證件號碼(附註)	HKPO Shares Allocated 獲配發股份	Identification Document Number(s) (Note) 證件號碼(附註)	HKPO Shares Allocated 獲配發股份
E9101865	1500	K1115219	3500
G5123347	1500	Z1250168	500
K0503029	500		

Note: Beneficiary Owner Identification Code(s) are codes provided by brokers via CCASS.

Since applications are subject to personal information collection statements, beneficial owner identification codes displayed in the sections headed "Results of Applications Made by White Form eIPO" and "Results of Applications Made by Giving Electronic Application Instructions to HKSCC via CCASS" are redacted and not all details of applications are disclosed in this announcement.

The list of identification document number(s) in this announcement is not a complete list of successful applicants since only successful applicants whose identification document numbers are provided by CCASS are disclosed. Applicants with beneficial names only but not identification document numbers are not disclosed due to personal privacy issue as elaborated above. Applicants who applied for the Offer Shares through their brokers can consult their brokers to enquire about their application result.

Identification document numbers shown in the sections headed "Results of Applications Made by White Form eIPO" refer to Hong Kong identity card numbers whereas those displayed in the section headed "Results of Applications Made by Giving Electronic Application Instructions to HKSCC via CCASS" are provided by brokers via CCASS. Therefore, some of the identification document numbers shown in these sections are different in nature.

附註：實益擁有人識別碼乃由經紀透過中央結算系統提出申請所提供的識別碼。

由於申請須遵守個人資料收集聲明，「以白表eIPO提出申請的配發結果」及「透過中央結算系統向香港結算發出電子認購指示提出申請的配發結果」等節所示的實益擁有人識別碼乃予以編纂，且並未於本公告中披露所有申請詳情。

由於僅披露由中央結算系統提供其身份證明文件號碼的獲接納申請人，故本公告中的身份證明文件號碼清單並非獲接納申請人的完整清單。僅擁有實益姓名但無身份證明文件號碼的申請人因下文所述的個人私隱而不予披露。透過彼等經紀申請認購發售股份的申請人可諮詢經紀查詢彼等的申請結果。

「以白表eIPO提出申請的配發結果」等節所示的身份證明文件號碼指香港身份證號碼，而「透過中央結算系統向香港結算發出電子認購指示提出申請的配發結果」等節所示的該等號碼乃由經紀透過中央結算系統提供。因此，該等節所示的個別身份證明文件號碼在本質上有所不同。

Results of Applications Made by Giving Electronic Application Instructions to HKSCC via CCASS

The followings are the Identification document number(s) / Beneficiary Owner Identification Code(s) (Note) (where supplied) of wholly or partially successful applicants made by giving Electronic Application Instructions to HKSCC via CCASS and the number of Hong Kong Offer Shares conditionally allotted to them. Applicants who have not provided their Identification document number(s) / Beneficiary Owner Code(s) (Note) are not shown.

透過中央結算系統向香港結算發出電子認購指示申請的配發結果

以下為透過中央結算系統向香港結算發出電子認購指示申請而全部或部份獲接納的申請人身份證明文件號碼/實益擁有人識別碼(附註) (如有提供)及彼等獲有條件配發的香港發售股份數目。如申請人未有提供身份證明文件號碼/實益擁有人識別碼(附註),其結果將不會顯示。

Identification document number(s) / Beneficiary Owner Identification Code(s) (Note)	No. of Shares allotted	Identification document number(s) / Beneficiary Owner Identification Code(s) (Note)	No. of Shares allotted
身份證明文件號碼/實益擁有人識別碼(附註)	獲配發股份數目	身份證明文件號碼/實益擁有人識別碼(附註)	獲配發股份數目
GS109233B-LI*****NG***	500	M3014679-P3****15	500
GS129110B-CU****HA****UN	500	M4750093-A5****81	500
H0349757-M2****81	500	M630119A-21****95*	500
H0586686-M2****29	500	M6387077-A3****19	1000
H323013G-A3****17	500	M638973-A3****74	500
I862738-IB****ON****HA****OP****62***	500	M638940-A3****11****8***U ***ND*	1500000
I862739-IB****ON****HA****OP****62***	3000	M9385209-21****40*	500
I862740-IB****ON****HA****OP****62***	1000	M9268370-M5****83	500
I862744-IB****ON****HA****OP****62***	500	OS182420-10****24****18****0	1000
I862745-IB****ON****HA****OP****62***	500	OS233377-10****33****23****7	500
I862746-IB****ON****HA****OP****62***	500	OS240878-10****08****24****8	500
I862747-IB****ON****HA****OP****62***	500	OS261193-10****11****26****3	500
I862748-IB****ON****HA****OP****62***	500	OS289743-10****97****28****3	500
I862749-IB****ON****HA****OP****62***	15500	OS428161-10****81****42****1	500
I862750-IB****ON****HA****OP****62***	2000	OS430085-10****00****43****5	500
I862751-IB****ON****HA****OP****62***	2500	OS433062-10****30****43****2	1000
I862752-IB****ON****HA****OP****62***	500	OS511740-10****17****51****0	1000
I862753-IB****ON****HA****OP****62***	500	OS528528-10****85****52****8	1000
I862756-IB****ON****HA****OP****62***	37500	OS567610-10****76****56****0	500
I862757-IB****ON****HA****OP****62***	6500	OS569783-10****97****56****3	1000
I862763-IB****ON****HA****OP****62***	500	OS583789-10****37****58****9	500
I862768-IB****ON****HA****OP****62***	500	OS591609-10****16****59****9	500
I862771-IB****ON****HA****OP****62***	500	OS720846-10****08****72****6	500
I862772-IB****ON****HA****OP****62***	500	OS903954-10****39****90****4	500
I862775-IB****ON****HA****OP****62***	500	OS921578-10****15****92****8	500
I862776-IB****ON****HA****OP****62***	500	OS930251-10****04****50****0	2000
I862777-IB****ON****HA****OP****62***	23000	OS93777-10****42****84****7	1000
I862778-IB****ON****HA****OP****62***	500	OS947127-10****11****94****7	2500
I862779-IB****ON****HA****OP****62***	1500	OS949847-10****98****94****7	1000
I862780-IB****ON****HA****OP****62***	1500	OS955515-10****55****95****5	500
I862781-IB****ON****HA****OP****62***	500	P0429582-A5****35****4F****13****UN**I ***	500
I862784-IB****ON****HA****OP****62***	4000	P0463373-P8****46	1000
I862785-IB****ON****HA****OP****62***	19500	P0473379-M2****83	500
I862787-IB****ON****HA****OP****62***	500	P2379507-P7****32	500
I862793-IB****ON****HA****OP****62***	500	P642521A-M5****41	500
I862794-IB****ON****HA****OP****62***	500	P7819424-P9****0	500
I862796-IB****ON****HA****OP****62***	500	P8069089-P7****33	500
I862798-IB****ON****HA****OP****62***	500	P8422277-A3****96	500
I862799-IB****ON****HA****OP****62***	500	P8424431-M9****0	500
I862804-IB****ON****HA****OP****62***	7500	P8445463-21****00*	1000
I862805-IB****ON****HA****OP****62***	500	R5710196-M2****50	4500
IS4241367-42****67*	2000	R6667243-A1****88****2	500
IS4985964-49****64*	2500	R7486293-H1****68****	500
IS5763898-57****98*	500	R839864	3000
IS8107550-81****50*	2000	V0180610-P8****28	500
IS939564-56****64*	500	V0209010-M0****30	500
I9971554-97****54*	500	V0417378-21****27*	1500
K0129704-M4****0	500	V0849707-P9****9	500
K0315729-A6****52	1500	Y0551730-A3****13	500
K0956281A-10****22****90	8000	Y0938171-21****10*	500
K1245406-P9****3	500	Y115901A-P9****2	500
K2247879-62****-1****1-*	500	Y1221610-M8****10	500
K2622513-21****75*	75500	Y5157613-M5****41	500
K297049A	2500	Y5185910-21****18*	8000
K3010724-P9****4	500	Y5816616-21****06*	1000
K4223306-P8****67	500	Y6074586-F4****72****4B****CB****Z ***N ***W	500
K4481054-P7****02	500	Z0506355-P6****23	500
K4675843-P7****81	500	Z0597121-M9****	500
K5456169-M2****67	500	Z1208956-21****72*	500
K5597420-M5****22	4500	Z2346150-P7****41	500
K7593848-P7****95	500	Z3171583-M7****70	500
K7814682-62****-1****4-	500	Z4142714-P2****67	500
K7927576-M9****56	4000	Z6139621-M8****56	500
K9791272-M2****86	500	Z7061863-M4****34	500
M0263589-P7****46	500	Z7863374-M5****26	500
M1193451-L1****54	500	Z8589020-P9****21	500
M1824916-68****-3-*	500	Z9215043-M5****43	500
M2574085-11****19****A ***YI	500	Z9611097-M2****50	500

DESPATCH/COLLECTION OF SHARE CERTIFICATES/e-REFUND PAYMENT INSTRUCTIONS/REFUND CHEQUE(S)

Applicants who applied for 1,000,000 Hong Kong Offer Shares or more through the **White Form eIPO** service and who have been successfully or partially successfully allocated Hong Kong Offer Shares and are eligible to collect share certificates and/or refund cheque(s) in person may collect share certificates and/or refund cheque(s) from the Hong Kong Share Registrar, Computershare Hong Kong Investor Services Limited, at Shops 1712-1716, 17th Floor, Hopewell Centre, 183 Queen's Road East, Wanchai, Hong Kong from 9:00 a.m. to 1:00 p.m. on Wednesday, March 9, 2022, or any other place or date we may notify.

Applicants being individuals who are eligible for personal collection cannot authorize any other person to make collection on their behalf. Corporate applicants which are eligible for personal collection must attend by their authorized representatives bearing letters of authorization from their corporations stamped with the corporations' chops. Both individuals and authorized representatives (if applicable) must produce, at the time of collection, evidence of identity acceptable to the Hong Kong Share Registrar.

Share certificates and/or refund cheque(s) for Hong Kong Offer Shares allocated to applicants who applied through the **White Form eIPO** service which are either not available for personal collection or which are available but are not collected in person by 1:00 p.m. on Wednesday, March 9, 2022 are expected to be dispatched by ordinary post to the addresses specified in the relevant applications at their own risk on or before Wednesday, March 9, 2022.

Wholly or partially successful applicants who applied by giving **electronic application instructions** to HKSCC via CCASS will have their share certificates issued in the name of HKSCC Nominees Limited and deposited into CCASS for credit to their CCASS Investor Participant stock accounts or the stock accounts of their designated CCASS Participants who gave **electronic application instructions** on their behalf on Wednesday, March 9, 2022.

Applicants who applied through a designated CCASS Participant (other than a CCASS Investor Participant) should check the number of Hong Kong Offer Shares allocated to them and the amount of refund monies payable to them with that CCASS Participant.

Applicants who applied as a CCASS Investor Participant by giving **electronic application instructions** to HKSCC via CCASS should check and report any discrepancies to HKSCC before 5:00 p.m. on Wednesday, March 9, 2022 or such other date as shall be determined by HKSCC or HKSCC Nominees. Applicants who applied as a CCASS Investor Participant by giving **electronic application instructions** to HKSCC via CCASS may also check the results of their applications and the amount of refund monies payable to them via the CCASS Phone System and the CCASS Internet System (under the procedures contained in HKSCC's "An Operating Guide for Investor Participants" in effect from time to time). Immediately following the credit of the Hong Kong Offer Shares to the CCASS Investor Participants stock accounts and the credit of the refund monies to their respective designated bank account (if any), HKSCC will also make available to the CCASS Investor Participants an activity statement showing the number of the Hong Kong Offer Shares credited to their stock accounts and the amount of refund monies (if any) credited to their respective designated bank accounts.

Applicants who applied through the **White Form eIPO** service and paid the application monies from a single bank account will have refund monies (if any) despatched to their application payment account in the form of e-Refund payment instructions on Wednesday, March 9, 2022. Applicants who applied through the **White Form eIPO** service and paid the application monies from multiple bank accounts will have refund monies (if any) despatched to the addresses specified on their **White Form eIPO** applications in the form of refund cheque(s), by ordinary post at their own risk on or before Wednesday, March 9, 2022.

Refund monies for applicants who have applied by giving **electronic application instructions** to HKSCC via CCASS are expected to be credited to their designated bank accounts or the designated bank accounts of their brokers or custodians on Wednesday, March 9, 2022.

Share certificates will only become valid at 8:00 a.m. (Hong Kong time) on Thursday, March 10, 2022, provided that the Global Offering has become unconditional in all respects at or before that time and the right of termination described in the section headed “Underwriting — Underwriting Arrangements and Expenses — Hong Kong Public Offering — Grounds for Termination” in the Prospectus has not been exercised.

We will not issue any temporary documents of title in respect of the Offer Shares and will not issue any receipt for application monies received.

PUBLIC FLOAT

Immediately after the completion of the Global Offering, 225,353,042 Shares, representing approximately and not less than 25% of the issued share capital of our Company will count towards the public float (assuming the Over-allotment Option is not exercised), satisfying the minimum percentage prescribed by Rule 8.08 of the Listing Rules. The Directors confirm that the three largest public Shareholders do not hold more than 50% of the Shares held in public hands at the time of the Listing in compliance with Rules 8.08(3) of the Listing Rules. The Directors confirm that there will be at least 300 Shareholders at the time of the Listing in compliance with Rule 8.08(2) of the Listing Rules.

COMMENCEMENT OF DEALINGS

Assuming that the Global Offering becomes unconditional in all aspects at or before 8:00 a.m. (Hong Kong time) on Thursday, March 10, 2022, dealings in the Shares on the Main Board of the Stock Exchange are expected to commence at 9:00 a.m. on Thursday, March 10, 2022. Shares will be traded in board lots of 500 Shares each. The stock code of the Shares is 00816.

By order of the Board
Jinmao Property Services Co., Limited
Jiang Nan
Chairman

Hong Kong, March 9, 2022

As at the date of this announcement, the executive Directors are Mr. Xie Wei and Ms. Zhou Liye; the non-executive Directors are Mr. Jiang Nan, Ms. He Yamin and Ms. Qiao Xiaojie; and the independent non-executive Directors are Dr. Chen Jieping, Dr. Han Jian and Mr. Sincere Wong.