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This announcement is for information purposes only and does not constitute an offer or an invitation to induce an offer by any person to acquire, purchase or subscribe for any securities of the Company. This announcement is not a prospectus. Potential investors should read the prospectus dated Friday, February 25, 2022 (the “**Prospectus**”) issued by Jinmao Property Services Co., Limited (the “**Company**”) carefully for detailed information about the Company and the Global Offering described below before deciding whether or not to invest in the Offer Shares.

This announcement is not for release, publication, distribution, directly or indirectly, in or into the United States (including its territories and possessions, any state of the United States and the District of Columbia) or to any person (as defined in Regulation S under the U.S. Securities Act of 1933, as amended from time to time, (the “**U.S. Securities Act**”)) (“**U.S. Persons**”) or any other jurisdiction where such distribution is prohibited by law. This announcement does not constitute or form a part of any offer to sell or solicitation to purchase or subscribe for securities in Hong Kong, the United States or in any other jurisdiction. The Offer Shares have not been and will not be registered under the U.S. Securities Act or any state securities laws in the United States and may not be offered, sold, pledged or transferred within the United States, except pursuant to an exemption from, or in a transaction not subject to, the registration requirements of the U.S. Securities Act. There will be no public offer of the Offer Shares in the United States. The Offer Shares are being offered and sold outside the United States in offshore transactions in reliance on Regulation S under the U.S. Securities Act.

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, pursuant to which, the Company may, on or before the Price Determination Date, 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 Offer Size Adjustment Option will lapse immediately thereafter.

In connection with the Global Offering, the Company is expected to grant the Over-allotment Option to the International Underwriters. Pursuant to the Over-allotment Option, the International Underwriters will 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 Offer Size Adjustment Option and the Over-allotment Option)
Number of Hong Kong Offer Shares	:	10,142,000 Shares (subject to reallocation and the Offer Size Adjustment Option)
Number of International Offer Shares	:	91,269,500 Shares (subject to reallocation, the Offer Size Adjustment Option and the Over-allotment Option)
Maximum Offer Price	:	HK\$8.14 per Offer Share, plus brokerage of 1.0%, SFC transaction levy of 0.0027%, FRC transaction levy of 0.00015% and the Stock Exchange trading fee of 0.005% (payable in full on application in Hong Kong dollars and subject to refund)
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:*



**IMPORTANT NOTICE TO INVESTORS:  
FULLY ELECTRONIC APPLICATION PROCESS**

**We have adopted a fully electronic application process for the Hong Kong Public Offering. We will not provide any printed copies of the Prospectus or any printed copies of any application forms to the public.**

**The Prospectus is available at the website of the Stock Exchange at [www.hkexnews.hk](http://www.hkexnews.hk) under the “*HKEXnews > New Listings > New Listing Information*” section, and our website at [www.jinmaowy.com](http://www.jinmaowy.com). If you require a printed copy of the Prospectus, you may download and print from the website addresses above.**

To apply for the Hong Kong Offer Shares, you may:

- (1) apply online through the **White Form eIPO** service at [www.eipo.com.hk](http://www.eipo.com.hk); or
- (2) apply through the **CCASS EIPO** service to electronically cause HKSCC Nominees to apply on your behalf, including by:
  - (i) instructing your **broker** or **custodian** who is a CCASS Clearing Participant or a CCASS Custodian Participant to give **electronic application instructions** via CCASS terminals to apply for the Hong Kong Offer Shares on your behalf; or
  - (ii) (if you are an existing **CCASS Investor Participant**) giving **electronic application instructions** through the CCASS Internet System (<https://ip.ccass.com>) or through the CCASS Phone System by calling +852 2979 7888 (using the procedures in HKSCC’s “An Operating Guide for Investor Participants” in effect from time to time). HKSCC can also input **electronic application instructions** for CCASS Investor Participants through HKSCC’s Customer Service Center at 1/F, One & Two Exchange Square, 8 Connaught Place, Central, Hong Kong by completing an input request.

**We will not provide any physical channels to accept any application for the Hong Kong Offer Shares by the public. The contents of the electronic version of this prospectus are identical to the printed prospectus as registered with the Registrar of Companies in Hong Kong pursuant to Section 38D of the Companies (Winding Up and Miscellaneous Provisions) Ordinance.**

**If you are an **intermediary, broker** or **agent**, please remind your customers, clients or principals, as applicable, that this prospectus is available online at the website addresses above.**

Please refer to “How to Apply for Hong Kong Offer Shares” for further details on the procedures through which you can apply for the Hong Kong Offer Shares electronically.

Your application through the **White Form eIPO** service or the **CCASS EIPO** service must be for a minimum of 500 Hong Kong Offer Shares and in multiples of that of Hong Kong Offer Shares as set out in the table below. You are required to pay the amount next to the number you select.

No. of Hong Kong Offer Shares applied for	Amount payable on application <i>HK\$</i>	No. of Hong Kong Offer Shares applied for	Amount payable on application <i>HK\$</i>	No. of Hong Kong Offer Shares applied for	Amount payable on application <i>HK\$</i>	No. of Hong Kong Offer Shares applied for	Amount payable on application <i>HK\$</i>
500	4,111.02	8,000	65,776.32	150,000	1,233,305.85	1,000,000	8,222,038.99
1,000	8,222.04	9,000	73,998.35	200,000	1,644,407.80	1,500,000	12,333,058.49
1,500	12,333.06	10,000	82,220.39	250,000	2,055,509.75	2,000,000	16,444,077.98
2,000	16,444.07	15,000	123,330.59	300,000	2,466,611.69	2,500,000	20,555,097.48
2,500	20,555.10	20,000	164,440.78	350,000	2,877,713.64	3,000,000	24,666,116.97
3,000	24,666.12	25,000	205,550.98	400,000	3,288,815.59	3,500,000	28,777,136.47
3,500	28,777.13	30,000	246,661.17	450,000	3,699,917.54	4,000,000	32,888,155.96
4,000	32,888.16	35,000	287,771.37	500,000	4,111,019.50	4,500,000	36,999,175.46
4,500	36,999.17	40,000	328,881.56	600,000	4,933,223.40	5,071,000 <sup>(1)</sup>	41,693,959.72
5,000	41,110.20	45,000	369,991.76	700,000	5,755,427.30		
6,000	49,332.23	50,000	411,101.95	800,000	6,577,631.19		
7,000	57,554.28	100,000	822,203.90	900,000	7,399,835.09		

(1) Maximum number of Hong Kong Offer Shares you may apply for.

No application for any other number of the Hong Kong Offer Shares will be considered and any such application is liable to be rejected.

## THE LISTING APPLICATION

The Company has applied to the Listing Committee for the listing of, and permission to deal in, the Shares in issue and to be issued pursuant to (i) the Global Offering; (ii) the Bonus Issue; (iii) the Distribution; (iv) the exercise of the Offer Size Adjustment Option and (v) the exercise of the Over-allotment Option. Dealings in the Shares on the Main Board are expected to commence at 9:00 a.m. on Thursday, March 10, 2022.

## STRUCTURE OF THE GLOBAL OFFERING

The Global Offering comprises:

- the Hong Kong Public Offering of initially 10,142,000 Shares (subject to reallocation and the Offer Size Adjustment Option) in Hong Kong, representing 10% of the total number of Offer Shares initially available under the Global Offering; and
- the International Offering of initially 91,269,500 Shares (subject to reallocation, the Offer Size Adjustment Option and the Over-allotment Option), representing 90% of the total number of Offer Shares initially available under the Global Offering.

The allocation of the Offer Shares between the Hong Kong Public Offering and the International Offering will be subject to reallocation and the Offer Size Adjustment Option as described in the section headed “*Structure of the Global Offering*” in the Prospectus.

In addition, subject to the requirements under Practice Note 18 of the the Rules Governing the Listing of Securities on the Stock Exchange of Hong Kong Limited (the “**Listing Rules**”) and Guidance Letter HKEX-GL91-18, the Joint Representatives (on behalf of the Underwriters) may, at their absolute sole discretion, allocate Offer Shares from the International Offering to the Hong Kong Public Offering to satisfy valid applications under the Hong Kong Public Offering. In accordance with Guidance Letter HKEX-GL91-18 issued by the Stock Exchange, if such reallocation is done other than pursuant to the clawback mechanism as described in the section headed “*Structure of the Global Offering — The Hong Kong Public Offering — Reallocation*” in the Prospectus, (i) the maximum total number of Offer Shares available under the Hong Kong Public Offering following such reallocation shall be not more than double the number of Hong Kong Offer Shares initially available under the Hong Kong Public Offering (i.e. 20,284,000 Offer Shares); and (ii) the final Offer Price shall be fixed at the bottom of the Offer Price range (i.e. HK\$7.52 per Offer Share). Further details on the circumstances under which the above guidance letter would apply are set out in the section titled “Structure of the Global Offering” in the Prospectus.

In connection with the Global Offering, the Company has the Offer Size Adjustment Option under the Hong Kong Underwriting Agreement, exercisable on or before the Price Determination Date, pursuant to which the Company may issue and allot up to an aggregate of 15,211,500 additional Shares, representing not more than 15% of the total number of Offer Shares initially available under the Global Offering, at the Offer Price, to cover additional market demand, if any. The Offer Size Adjustment Option will lapse immediately thereafter. In the event the Offer Size Adjustment Option is exercised, the Company will make an announcement which will be posted on the website of the Stock Exchange ([www.hkexnews.hk](http://www.hkexnews.hk)) and on our website ([www.jinmaowy.com](http://www.jinmaowy.com)), respectively.

In connection with the Global Offering, the Company expects to grant 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 until Friday, April 1, 2022, being the 30th day from the last day for lodging applications under the Hong Kong Public Offering, to require the Company to allot and issue up to an aggregate of not more than 15% of the total number of Offer Shares available under the Global Offering, including the Shares offered pursuant to the exercise of the Offer Size Adjustment Option, if any, which will be equal to 15,211,500 Offer Shares (representing approximately 1.7% of the issued share capital of the Company immediately following the completion of the Bonus Issue and the Global Offering, assuming the Offer Size Adjustment Option and the Over-allotment Option are not exercised), assuming the Offer Size Adjustment Option is not exercised, or 17,493,000 Offer

Shares (representing approximately 1.9% of the issued share capital of the Company immediately following the completion of the Bonus Issue and the Global Offering, assuming the Offer Size Adjustment Option and the Over-allotment Option are not exercised), assuming the Offer Size Adjustment Option is fully exercised, at the Offer Price to solely cover over-allocations in the International Offering, if any. In the event the Over-allotment Option is exercised, the Company will make an announcement which will be posted on the website of the Stock Exchange ([www.hkexnews.hk](http://www.hkexnews.hk)) and on our website ([www.jinmaowy.com](http://www.jinmaowy.com)), respectively.

## PRICING

The Offer Price will not be more than HK\$8.14 per Offer Share and is expected to be not less than HK\$7.52 per Offer Share unless otherwise announced. Applicants under the Hong Kong Public Offering are required to pay, on application, the maximum Offer Price of HK\$8.14 per Offer Share together with brokerage fee of 1%, SFC transaction levy of 0.0027%, FRC transaction levy of 0.00015% and the Stock Exchange trading fee of 0.005%, subject to refund if the Offer Price as finally determined is less than HK\$8.14 per Offer Share.

## EXPECTED TIMETABLE

Hong Kong Public Offering commences . . . . .	9:00 a.m. on Friday, February 25, 2022
Latest time to complete electronic applications under the <b>White Form eIPO</b> service through the designated website <a href="http://www.eipo.com.hk">www.eipo.com.hk</a> . . . . .	11:30 a.m. on Wednesday, March 2, 2022
Application lists open . . . . .	11:45 a.m. on Wednesday, March 2, 2022
Latest time for completing payment for <b>White Form eIPO</b> applications by effecting internet banking transfer(s) or PPS payment transfer(s) and giving electronic <b>application instructions</b> to HKSCC . . . . .	12:00 noon on Wednesday, March 2, 2022
Application lists close . . . . .	12:00 noon on Wednesday, March 2, 2022
Expected Price Determination Date . . . . .	Thursday, March 3, 2022
(1) Announcement of the final Offer Price, the level of indications of interest in the International Offering, the level of applications in the Hong Kong Public Offering and basis of allocation of the Hong Kong Offer Shares under the Hong Kong Public Offering to be published on or before . . . . .	Wednesday, March 9, 2022

(2) Results of allocations in the Hong Kong Public Offering to be available through a variety of channels as described in the section headed “How to Apply for Hong Kong Offer Shares – D. Publication of Results” in this prospectus from . . . . . Wednesday, March 9, 2022

(3) Announcement containing (1) and (2) above will be published on the website of the Company and the Stock Exchange at our website at [www.jinmaowy.com](http://www.jinmaowy.com) and [www.hkexnews.hk](http://www.hkexnews.hk) from . . . . . Wednesday, March 9, 2022

Results of allocations in the Hong Kong Public Offering will be available at [www.iporeresults.com.hk](http://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 from . . . . . 8:00 a.m. on Wednesday, March 9, 2022 to 12:00 midnight on Tuesday, March 15, 2022

Despatch/Collection of share certificates or deposit of the share certificates into CCASS in respect of wholly or partially successful applications pursuant to the Hong Kong Public Offering on or before. . . . . Wednesday, March 9, 2022

Despatch/Collection of **White Form** e-Refund payment instructions/refund cheques in respect of wholly or partially successful applications if the final Offer Price is less than the maximum Offer Price per Hong Kong Public Offer Share initially paid on application (if applicable) or wholly or partially unsuccessful applications pursuant to the Hong Kong Public Offering on or before . . . . . Wednesday, March 9, 2022

Despatch of share certificates to Qualifying Jinmao Shareholders who are entitled to receive Shares under the Distribution on or before . . . . . Wednesday, March 9, 2022

Dealings in the Shares on the Stock Exchange expected to commence at 9:00 a.m. on . . . . . Thursday, March 10, 2022

Despatch of cheques to Non-Qualifying Jinmao Shareholders  
(if any) of the net proceeds of the sale of Shares  
which they would otherwise receive pursuant to  
the Distribution on or before . . . . . Tuesday,  
April 12, 2022

*Notes:*

(1) All dates and times refer to Hong Kong local time, except as otherwise stated.

**SETTLEMENT**

Subject to the granting of the approval for listing of, and permission to deal in, the Shares on the Stock Exchange and compliance with the stock admission requirements of HKSCC, the Shares will be accepted as eligible securities by HKSCC for deposit, clearance and settlement in CCASS with effect from the Listing Date or on any other date as determined by HKSCC. Settlement of transactions between Exchange Participants (as defined in the Listing Rules) is required to take place in CCASS on the second settlement day after any trading day. All activities under CCASS are subject to the General Rules of CCASS and CCASS Operational Procedures in effect from time to time. All necessary arrangements have been made to enable the Shares to be admitted into CCASS. Investors should seek the advice of their stockbrokers or other professional advisers for details of the settlement arrangement as such arrangements may affect their rights and interests.

**ELECTRONIC APPLICATION CHANNELS**

**White Form eIPO**

You may submit your application through the **White Form eIPO** service at [www.eipo.com.hk](http://www.eipo.com.hk) (24 hours daily, except on the last day for applications) from 9:00 a.m. on Friday, February 25, 2022 until 11:30 a.m. on Wednesday, March 2, 2022 and the latest time for completing full payment of application monies in respect of such applications will be 12:00 noon on Wednesday, March 2, 2022 or such later date as described in the section headed “How to Apply for Hong Kong Offer Shares — C. Effect of Bad Weather and Extreme Conditions on the Opening and Closing of the Application Lists” in the Prospectus.

**CCASS EIPO**

CCASS Clearing/Custodian Participants can input electronic application instructions at the following times on the following dates:

<b>Friday, February 25, 2022</b>	—	<b>9:00 a.m. to 8:30 p.m.</b>
<b>Monday, February 28, 2022</b>	—	<b>8:00 a.m. to 8:30 p.m.</b>
<b>Tuesday, March 1, 2022</b>	—	<b>8:00 a.m. to 8:30 p.m.</b>
<b>Wednesday, March 2, 2022</b>	—	<b>8:00 a.m. to 12:00 noon</b>



CCASS Investor Participants can input **electronic application instructions** from 9:00 a.m. on Friday, February 25, 2022 until 12:00 noon on Wednesday, March 2, 2022 (24 hours daily, except on Wednesday, March 2, 2022, the last day for applications).

The latest time for inputting your **electronic application instructions** will be 12:00 noon on Wednesday, March 2, 2022, the last day for applications, or such later time as described in the section headed “How to Apply for Hong Kong Offer Shares — C. Effect of Bad Weather and Extreme Conditions on the Opening and Closing of the Application Lists” in the Prospectus.

*Note:* The times in this sub-section are subject to change as HKSCC may determine from time to time with prior notification to CCASS Clearing/Custodian Participants and/or CCASS Investor Participants.

If you are instructing your **broker** or **custodian** who is a CCASS Clearing Participant or a CCASS Custodian Participant to give **electronic application instructions** via CCASS terminals to apply for the Hong Kong Offer Shares on your behalf, you are advised to contact your **broker** or **custodian** for the latest time for giving such instructions which may be different from the latest time as stated above.

The application monies (including the brokerage fees, SFC transaction levy, the FRC transaction levy and the Stock Exchange trading fee) will be held by the receiving banks and on behalf of the Company after the closing of the application lists and the refund monies, if any, will be returned to the applicants without interest on or before Wednesday, March 9, 2022.

Please refer to the sections headed “Structure of the Global Offering” and “How to Apply for Hong Kong Offer Shares” of the Prospectus for details of the conditions and procedures of the Hong Kong Public Offering.

**Application for the Hong Kong Offer Shares will only be considered on the basis of the terms and conditions set out in the Prospectus, the GREEN Application Form and the designated website ([www.eipo.com.hk](http://www.eipo.com.hk)) for White Form eIPO.**

## **PUBLICATION OF RESULTS**

We expect to announce the final Offer Price, the level of indications of interest in the International Offering, the level of applications in the Hong Kong Public Offering, the basis of allocation of the Hong Kong Offer Shares under the Hong Kong Public Offering on Wednesday, March 9, 2022 on our website at [www.jinmaowy.com](http://www.jinmaowy.com) and the website of the Stock Exchange at [www.hkexnews.hk](http://www.hkexnews.hk).

The results of allocations and the Hong Kong identity card/passport/Hong Kong business registration numbers of successful applicants (where applicable) under the Hong Kong Public Offering will be available through a variety of channels at the times and date and in the manner specified in the section headed “How to Apply for Hong Kong Offer Shares — D. Publication of Results” in the Prospectus.

If an application is rejected, not accepted or accepted in part only, or if the Offer Price as finally determined is less than the maximum Offer Price of HK\$8.14 per Offer Share (excluding brokerage, SFC transaction levy, the FRC transaction levy and the Stock Exchange trading fee thereon), or if the conditions of the Hong Kong Public Offering are not fulfilled in accordance with “Structure of the Global Offering — Conditions of the Global Offering” in the Prospectus or if any application is revoked, the application monies, or the appropriate portion thereof, together with the related brokerage, SFC transaction levy, the FRC transaction levy and the Stock Exchange trading fee, will be refunded, without interest.

No temporary documents of title will be issued in respect of the Shares and no receipt will be issued for sums paid on application. 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 and the right of termination described in the section headed “Underwriting — Underwriting Arrangements and Expenses — Hong Kong Public Offering — Grounds for Termination” section in the Prospectus has not been exercised.

Assuming the Global Offering becomes unconditional at or before 8:00 a.m. on Thursday, March 10, 2022, dealings in the Shares are expected to commence at 9:00 a.m. (Hong Kong time) on Thursday, March 10, 2022. The Shares will be traded in board lots of 500 Shares each. The stock code of the Shares is 00816. This announcement is available on the website of the Stock Exchange ([www.hkexnews.hk](http://www.hkexnews.hk)) and on our website ([www.jinmaowy.com](http://www.jinmaowy.com)).

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

Hong Kong, February 25, 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.*