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CHINA EVERGRANDE GROUP

中國恒大集團

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 3333)

**PROPOSED SPIN-OFF AND SEPARATE LISTING OF
EVERGRANDE PROPERTY SERVICES
ON THE MAIN BOARD OF THE STOCK EXCHANGE**

GLOBAL OFFERING AND FINAL OFFER PRICE

The Board announces that Evergrande Property Services has fixed the final offer price for the Evergrande Property Services Shares in the Global Offering at HK\$8.80 per share (exclusive of brokerage, SFC transaction levy and Stock Exchange trading fee).

INTRODUCTION

References are made to the previous announcements of the Company (the “**Announcements**”) in relation to the Proposed Spin-off. Unless otherwise defined, capitalised terms used in this announcement shall have the same meanings as those defined in the Announcements.

APPLICATION AND ALLOCATION OF THE GLOBAL OFFERING

Please refer to the announcement published by Evergrande Property Services on its website at www.evergrandeservice.com and the website of the Stock Exchange at www.hkexnews.hk on 1 December 2020 for the results, allocation and other information of the Global Offering.

THE FINAL OFFER PRICE

The final offer price for the Evergrande Property Services Shares in the Global Offering is HK\$8.80 per share (exclusive of brokerage of 1.0%, SFC transaction levy of 0.0027% and Stock Exchange trading fee of 0.005%).

INTERNATIONAL UNDERWRITING AGREEMENT

On 26 November 2020, the International Underwriting Agreement was entered into by, among others, Evergrande Property Services and the International Underwriters. Under the International Underwriting Agreement, the International Underwriters have agreed, subject to certain conditions set out therein, to subscribe for or purchase, or procure subscribers or purchasers to subscribe for or purchase, the Evergrande Property Services Shares being offered pursuant to the International Offering at the final offer price of HK\$8.80 per Evergrande Property Services Share (exclusive of brokerage of 1.0%, SFC transaction levy of 0.0027% and Stock Exchange trading fee of 0.0005%).

In addition, under the International Underwriting Agreement, the Selling Shareholder has granted to the International Underwriters the Over-allotment Option, exercisable by the Joint Representatives (on behalf of the International Underwriters), pursuant to which the Selling Shareholder may be required to sell up to an aggregate of 243,243,000 additional Evergrande Property Services Shares, representing not more than 15% of the Evergrande Property Services Shares initially available under the Global Offering, at the final offer price to cover over-allocations in the International Offering, if any.

LISTING DATE

Assuming completion of the Global Offering occurs in accordance with the current timetable, (i) Evergrande Property Services is expected to be listed on the Main Board of the Stock Exchange on Wednesday, 2 December 2020 and (ii) the Evergrande Property Services Shares are expected to commence dealing on the Main Board of the Stock Exchange at 9:00 a.m. on Wednesday, 2 December 2020. The Evergrande Property Services Shares will be traded in board lots of 500 Evergrande Property Services Shares under the stock code of 6666.

GENERAL

The Global Offering (including the Preferential Offering) is subject to, among other things, (i) the Listing Committee granting approval for the listing of, and permission to deal in, the Evergrande Property Services Shares; and (ii) the obligations of the Underwriters under the Hong Kong Underwriting Agreement and the International Underwriting Agreement becoming unconditional and not having been terminated in accordance with the terms of the respective agreements.

Shareholders and potential investors of the Company should be aware that there is no assurance that the Proposed Spin-off and the Global Offering (including the Preferential Offering) will proceed. Shareholders and potential investors of the Company are reminded to exercise caution when dealing in the securities of the Company. Persons who are in doubt about their position or any action to be taken are recommended to consult their own professional advisers.

Further announcement(s) will be made by the Company in relation to the Proposed Spin-off and the Global Offering as and when appropriate.

By order of the Board
China Evergrande Group
Hui Ka Yan
Chairman

Hong Kong, 1 December 2020

As at the date of this announcement, the executive Directors are Mr. Hui Ka Yan, Mr. Xia Haijun, Mr. Shi Junping, Mr. Pan Darong, Mr. Huang Xiangui and Mr. Lai Lixin, and the independent non-executive Directors are Mr. Chau Shing Yim, David, Mr. He Qi and Ms. Xie Hongxi.