



To Qualifying Shareholders

23 November 2020

Dear Shareholder(s)

China Evergrande Group (the “Company”) – Notice of publication of prospectus in relation to the proposed global offering of shares (the “Prospectus”) by Evergrande Property Services Group Limited (“Evergrande Property Services”)

Reference is made to the announcements of the Company dated 29 September 2020, 3 November 2020 and 13 November 2020 (the “**Announcements**”) in relation to the proposed spin-off and separate listing of Evergrande Property Services on the Main Board of The Stock Exchange of Hong Kong Limited (the “**Stock Exchange**”). Unless the context otherwise requires, capitalised terms used herein shall have the same meanings as those defined in the Announcements.

We hereby notify you that Evergrande Property Services has published the Prospectus on 23 November 2020. In connection with the Preferential Offering, the **BLUE** Application Form for each Qualifying Shareholder to apply for the Reserved Shares under the Preferential Offering is enclosed. In addition, Qualifying Shareholders will receive a copy of the Prospectus in the manner in which they have elected to receive corporate communications under China Evergrande Group’s corporate communications policy.

An electronic version of the Prospectus (which is identical to the printed Prospectus) can be accessed and downloaded from the websites of Evergrande Property Services at www.evergrandeservice.com and the Stock Exchange at www.hkexnews.hk under the section headed “HKEXnews > Listed Company Publications > Latest Listed Company Information” from 23 November 2020.

A printed copy of the Prospectus may also be obtained from any of the designated branches of the receiving bank, the designated offices of the Joint Representatives and the Depository Counter of Hong Kong Securities Clearing Company Limited as stated in the announcement made by Evergrande Property Services dated 23 November 2020.

Should you have any queries relating to this letter, please call the Company’s telephone hotline at (852) 2287 9208 during business hours (9:00 a.m. to 6:00 p.m. from Monday to Friday, excluding public holidays in Hong Kong).

Yours faithfully
For and on behalf of
China Evergrande Group
Hui Ka Yan
Chairman