

To: Qualifying China Evergrande Group (“**China Evergrande**”) Shareholders

From: Computershare Hong Kong Investor Services Limited (“**Computershare**”)

Preferential Offering of Reserved Shares by

Evergrande Property Services Group Limited

The Blue Form eIPO Service is a user-friendly website through which you can apply online for shares of Evergrande Property Services Group Limited reserved for Qualifying China Evergrande Shareholders (as defined in the prospectus of Evergrande Property Services Group Limited (the “**Prospectus**”)) (the “**Reserved Shares**”) in an effective, efficient and environmentally-friendly manner, with no additional charges. Your personal information will be automatically completed in the electronic application form when you apply for the Reserved Shares using the Blue Form eIPO Service. You only need to go to the designated website at <www.eipo.com.hk>, open your electronic application form using your User ID and Access Code, fill in the number of Reserved Shares you would like to apply for, and make the payment via online banking or PPS. The Blue Form eIPO Service is a 24-hour online application channel; you can complete the whole application process in the comfort of your home during the period of the Preferential Offering (as defined in the Prospectus) (the “**Offer Period**”).

HOW TO APPLY ONLINE USING BLUE FORM eIPO SERVICE

1. You will need to enter your **User ID** and **Access Code** when you use the Blue Form eIPO Service to apply online. You can find the **User ID** and **Access Code** at the top right corner of the BLUE Application Form mailed to you.
2. Go to <www.eipo.com.hk>.
3. Select “**Evergrande Property Services Group Limited – Blue Form eIPO**”.
4. Read the Service Terms and Conditions and the Prospectus on the webpage. Check the box in the bottom right corner to confirm your acceptance of the Service Terms and Conditions. Click the “**Proceed**” button to continue to the next page.
5. Enter your User ID, Access Code (see table above) and the security number (displayed at the center of the screen). Click the “**Login**” button to continue to the “Personal Details” page.
6. Your name and address will be shown on the “Personal Details” page. Provide your email address and ID documents number. Click the “**Next**” button to continue to the “**Apply**” page.
7. If you want to apply for a number of Reserved Shares that is **equal to** the number of Reserved Shares you may apply for on an assured basis pursuant to the Preferential Offering (the “**Assured Entitlement**”), click the “**Apply Full Assured Entitlement**” box.

8. If you want to apply for a number of Reserved Shares that is **less than** your Assured Entitlement, enter the number of Reserved Shares you would like to apply for in the Assured Entitlement field and do **not** click the “Apply Full Assured Entitlement” box. You are recommended to apply for a number of Reserved Shares which is one of the numbers set out in the payment table.
9. If you want to apply for a number of Reserved Shares up to your Assured Entitlement and also for excess Reserved Shares (“**Excess Reserved Shares**”), either click the “**Apply Full Assured Entitlement**” box or enter the number of Reserved Shares you would like to apply for in the Assured Entitlement field (this number must be less than your Assured Entitlement), and also enter the number of Excess Reserved Shares you would like to apply for in the Excess Reserved Shares field. You are recommended to apply for a number of Excess Reserved Shares which is one of the numbers set out in the payment table.
10. If you want to apply for Excess Reserved Shares only, enter the number of Excess Reserved Shares you would like to apply for in the Excess Reserved Shares field and do **not** click the “Apply Full Assured Entitlement” box or enter any number of Shares in the Assured Entitlement field. You are recommended to apply for a number of Excess Reserved Shares which is one of the numbers set out in the payment table.
11. The amount you need to pay will be shown at the bottom of the page after you click the “**Calculate**” button. Click the “**Next**” button to continue to the “Confirmation” page.
12. Your application details will be shown on the “Confirmation” page, click the “**Confirm**” button to proceed to the “Payment” page. Please note that once you have clicked the “Confirm” button, you cannot change your application details. If you would like to change your application details, click the “**Back**” button to go back and to change your application details in the “Apply” page before you click the “**Confirm**” button.
13. Your “**Application Reference Number**”, the “**Amount Payable**” and other payment details will be shown on the “Payment” page. An email containing the “**Application Reference Number**” and the “**Amount Payable**” will be sent to the email address provided by you.
14. Use the methods provided below to complete full payment. Only fully paid applications before cut off time will be accepted. Applications that fail to complete full payment before the cut off time will be considered invalid.

15. The “Payment” page provides three ways to make a payment for the Preferential Offering you have applied for:

Option 1 – Internet bill payment

Option 2 – PPS by Internet payment

Option 3 – PPS by phone payment

Please note that the deadline and payment limit for completing a payment may vary with each payment option. We recommend that you make the payment as soon as possible after completing the electronic application form to ensure you meet the payment deadline.

Please note that there may be different transaction limits (e.g. daily transaction limit) and other payment restrictions (e.g. limitation on multiple payments) imposed by different banks or PPS affecting your successful full payment. The cut-off time for payment through different online banking systems or PPS may also be earlier than the end of the Offer Period. In case of doubt, you are recommended to consult your own bank or PPS.

If you choose to make multiple payments (if allowed by your bank or PPS), please make sure that the exact amount is paid in total and your “Application Reference Number” is quoted correctly on each payment.

16. If you do not have an online banking account or a HKD bank account, you can ask your families, friends or colleagues who have HKD bank accounts to complete the payment process for you. You only need to provide the “**Application Reference Number**” and the “**Amount Payable**” to your families, friends or colleagues, and they will be able to use the above payment methods to make a full payment.
17. Computershare’s hotline for online application enquiries is **2862 8555**.
18. Please note that you should copy and paste or enter the exact amount payable as contained in the “Apply” page or in the notification email. If you have underpaid the application monies, your application will be treated as invalid and you will receive a full refund of the amount you paid. If you have overpaid the application monies, your application will be treated as valid and the over-paid portion will be refunded. If you make a payment using single bank account, you will receive your refund electronically. If you make a payment using multiple bank accounts, you will receive your refund by cheque.

HOW TO PAY FOR YOUR APPLICATION ONLINE

1. You should pay your application monies using the “**Application Reference Number**” by any of the following methods. The “**Application Reference Number**” can be obtained from “Payment” page on <www.eipo.com.hk> or by the application notification email:
 - (a) via the Internet banking websites of any of the following banks:
 - i. BOC(HK);
 - ii. HSBC;
 - iii. Bank of Communications;
 - iv. ICBC (Asia); or
 - v. Standard Chartered (Hong Kong).
 - (b) via PPS by Internet by accessing their website and following their instructions to guide you through the payment process. You should select the Merchant Code “9578” and the Merchant Name “White Form eIPO Number 3” to register your bill; or
 - (c) via PPS by Phone by registering the bill and making payment by dialing the number provided by PPS. You should enter the Merchant Code “9578” and the Merchant Name “White Form eIPO Number 3” to register your bill.
2. In order to avoid over-payment or under-payment, if you pay online, you may copy and paste your “**Application Reference Number**” and the “**Amount Payable**” contained in the notification email sent to your email address.

HOW TO APPLY VIA BLUE APPLICATION FORM

1. Use the BLUE Application Form if you have difficulties applying online via the Blue Form eIPO Service, but you **MUST** apply for a number of Reserved Shares which is one of the numbers set out in the payment table in the BLUE Application Form.
2. Please note that you can only submit one application either via the Blue Form eIPO Service or by using a BLUE Application Form. If you submit applications both via the Blue Form eIPO Service and by using a BLUE Application Form, only the application submitted via the Blue Form eIPO Service will be accepted and the other application will be rejected.
3. You may apply for a number of Reserved Shares pursuant to your Assured Entitlement that is equal to or less than the number stated in Box B in the BLUE Application Form for Assured Entitlement. If you intend to apply for a number of Reserved Shares that is less than your Assured Entitlement, you must apply for a number which is one of the numbers set out in the payment table in the BLUE Application Form and make a payment of the corresponding amount (other than HKSCC Nominees). You need to complete and sign the BLUE Application Form for Assured Entitlement and submit one separate cheque (or banker's cashier order) for the exact amount of remittance printed in Box B or the corresponding amount payable as set out in the payment table in the BLUE Application Form.
4. Other than your Assured Entitlement, you may apply for Excess Reserved Shares. If you intend to apply for Excess Reserved Shares, you must apply for a number of Excess Reserved Shares which is one of the numbers set out in the payment table in the BLUE Application Form and make a payment of the corresponding amount (other than HKSCC Nominees). You need to complete and sign the BLUE Application Form for Excess Reserved Shares and submit one separate cheque (or banker's cashier order) for the exact corresponding amount payable as set out in the payment table in the BLUE Application Form.
5. You **MUST** apply for a number of Reserved Shares and/or Excess Reserved Shares which is one of the numbers set out in the payment table in the BLUE Application Form, otherwise you must apply by using Blue Form eIPO Service only.
6. Write down the number of Reserved Shares and/or Excess Reserved Shares you want to apply for and the amount payable in the appropriate boxes provided in the BLUE Application Form in ink (preferably in black) and mark "X" in the corresponding boxes.
7. Complete and sign the BLUE Application Form (in the case of a joint application, all joint applicants should sign). Application forms without written signatures will be rejected.

8. Staple your payment cheque or banker's cashier order onto the application form. You must pay for the application for Assured Entitlement by one cheque or by one banker's cashier order and/or pay for the application for Excess Reserved Shares by one cheque or by one banker's cashier order. Each application must be accompanied by either a separate cheque or banker's cashier order.

If you pay by cheque, the cheque must:

- i. be in Hong Kong dollars, and drawn on your Hong Kong dollar bank account in Hong Kong;
- ii. show your account name. This name must either be pre-printed on the cheque, or endorsed on the back by a person authorized by the bank. This account name must be your name; and
- iii. be made payable to **"BANK OF CHINA (HONG KONG) NOMINEES LIMITED – EVERGRANDE PROPERTY SERVICES PREFERENTIAL OFFER"**, be crossed "Account payee only", and not be post-dated.

If you pay by banker's cashier order, the cashier order must:

- i. be in Hong Kong dollars;
 - ii. be issued by a licensed bank in Hong Kong, and have your name certified on the back by a person authorized by the bank. The name on the back of the banker's cashier order and the name on the BLUE Application Form must be the same;
 - iii. be made payable to **"BANK OF CHINA (HONG KONG) NOMINEES LIMITED – EVERGRANDE PROPERTY SERVICES PREFERENTIAL OFFER"**;
 - iv. be crossed "Account Payee Only"; and
 - v. not be post-dated.
9. Fold the BLUE Application Form once, and lodge it in the special collection box at any one of the branches of the receiving bank listed on the BLUE Application Form within the time period specified in the Prospectus and the BLUE Application Form.
 10. A BLUE Application Form has been despatched to you at your address recorded on the register of members of China Evergrande on 18 November 2020. In addition, you will receive a copy of the Chinese and English version Prospectus. Replacement of BLUE Application Forms may be obtained in person at Computershare's Investor Services Department located at 17M Floor, Hopewell Centre, 183 Queen's Road East, Wan Chai, Hong Kong.