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**PROPOSED SPIN-OFF AND SEPARATE LISTING OF  
YUEXIU SERVICES GROUP LIMITED  
ON THE MAIN BOARD OF  
THE STOCK EXCHANGE OF HONG KONG LIMITED**

**PUBLICATION OF THE PROSPECTUS ISSUED BY**

**YUEXIU SERVICES GROUP LIMITED AND**

**EXPECTED SIZE OF THE GLOBAL OFFERING AND OFFER PRICE RANGE**

The Board is pleased to announce that in connection with the Proposed Spin-off and the Global Offering, Yuexiu Services has published the Prospectus on 16 June 2021. The Prospectus is available for viewing and downloading from the websites of Yuexiu Services at [www.yuexiuserVICES.com](http://www.yuexiuserVICES.com) and the Stock Exchange at [www.hkexnews.hk](http://www.hkexnews.hk) from 16 June 2021.

Printed copies of the Prospectus may be obtained, free of charge, at designated locations specified in (a) the formal notice issued by Yuexiu Services on 16 June 2021; and (b) the Prospectus, during normal business hours from 9:00 a.m. on Wednesday, 16 June 2021 until 12:00 noon on Monday, 21 June 2021.

As disclosed in the Prospectus, the total number of Yuexiu Services Shares to be offered pursuant to the Global Offering will be 369,660,000 Yuexiu Services Shares (assuming the Over-allotment Option is not exercised), representing approximately 25% of the total number of Yuexiu Services Shares in issue immediately upon completion of the Global Offering, and 425,109,000 Yuexiu Services Shares (assuming the Over-allotment Option is exercised in full), representing approximately 27.7% of the total number of Yuexiu Services Shares in issue immediately upon completion of the Global Offering and the full exercise of the Over-allotment Option. The offer price for the Yuexiu Services Shares in the Global Offering is expected to be not less than HK\$4.88 per Yuexiu Services Share and not more than HK\$6.52 per Yuexiu Services Share (exclusive of brokerage of 1.0%, SFC transaction levy of 0.0027% and Stock Exchange trading fee of 0.005%).

## **INTRODUCTION**

Reference is made to the announcements of the Company dated 10 February 2021, 17 May 2021 and 9 June 2021 (the “**Announcements**”) in relation to the Proposed Spin-off. Unless otherwise defined, capitalised terms used in this announcement shall have the same meanings as defined in the Announcements.

## **PUBLICATION OF THE PROSPECTUS**

In connection with the Proposed Spin-off and the Global Offering, Yuexiu Services published the Prospectus on 16 June 2021. The Prospectus contains, among others things, (a) details of the number of the Yuexiu Services Shares to be offered in the Global Offering, the offer price range, other details of the Global Offering; and (b) certain business and financial information in relation to Yuexiu Services and its subsidiaries. The Prospectus is available for viewing and downloading from the websites of Yuexiu Services at [www.yuexiuserVICES.com](http://www.yuexiuserVICES.com) and the Stock Exchange at [www.hkexnews.hk](http://www.hkexnews.hk) from 16 June 2021. Printed copies of the Prospectus may be obtained, free of charge, at designated locations specified in (a) the formal notice issued by Yuexiu Services on 16 June 2021; and (b) the Prospectus, during normal business hours from 9:00 a.m. on Wednesday, 16 June 2021 until 12:00 noon on Monday, 21 June 2021.

## **PREFERENTIAL OFFERING**

Qualifying Shareholders will be provided with the Assured Entitlement to an aggregate of 36,951,000 Reserved Shares in the Preferential Offering (representing approximately 10.0% of the Yuexiu Services Shares initially available under the Global Offering (before any exercise of the Over-allotment Option)) and the basis of the Assured Entitlement is one (1) Reserved Share for every integral multiple of 419 Shares held by Qualifying Shareholders on the Record Date, being 2 June 2021. The Reserved Shares will be offered out of the Yuexiu Services Shares initially being offered for subscription and purchase under the International Offering and will not be subject to reallocation between the Hong Kong Public Offering and the International Offering. As disclosed in the announcement of the Company dated 9 June 2021, the above basis of the Assured Entitlement of the Qualifying Shareholders in the Preferential Offering is based on the total number of issued shares of the Company before the share consolidation which has become effective from 10 June 2021.

A blue application form has been despatched to each Qualifying Shareholder at the address of such Qualifying Shareholder as shown on the register of members of the Company on the Record Date. In addition, the Qualifying Shareholders will receive a copy of the Prospectus in the manner in which they have elected, or are deemed to have elected, to receive corporate communications under the Company’s corporate communications policy. The procedures for applying for the Reserved Shares pursuant to the Preferential Offering are set out in the Prospectus.

## EXPECTED SIZE OF THE GLOBAL OFFERING AND OFFER PRICE RANGE

As disclosed in the Prospectus, the total number of Yuexiu Services Shares to be offered pursuant to the Global Offering will be 369,660,000 Yuexiu Services Shares (assuming the Over-allotment Option is not exercised), representing approximately 25% of the total number of Yuexiu Services Shares in issue immediately upon completion of the Global Offering, and 425,109,000 Yuexiu Services Shares (assuming the Over-allotment Option is exercised in full), representing approximately 27.7% of the total number of the Yuexiu Services Shares in issue immediately upon completion of the Global Offering and the full exercise of the Over-allotment Option.

The offer price for the Yuexiu Services Shares in the Global Offering is expected to be not less than HK\$4.88 per Yuexiu Services Share and not more than HK\$6.52 per Yuexiu Services Share (exclusive of brokerage 1.0%, SFC transaction levy 0.0027% and Stock Exchange trading fee of 0.005%).

On the basis of the number of the Yuexiu Services Shares to be offered pursuant to the Global Offering and the expected offer price range as stated above, if the Global Offering proceeds:

- (a) the market capitalization of Yuexiu Services will be between approximately HK\$7,215.7 million and HK\$9,640.6 million (assuming the Over-allotment Option is not exercised); and
- (b) the Company, through its wholly-owned subsidiary, will hold approximately, 68.89% of the total issued share capital of Yuexiu Services immediately upon completion of the Global Offering (assuming the Over-allotment Option is not exercised).

## GENERAL

In connection with the Global Offering, the price of the Yuexiu Services Shares may be stabilised in accordance with the Securities and Futures (Price Stabilizing) Rules (Chapter 571W of the Laws of Hong Kong). Details of any intended stabilisation and how it will be regulated under the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong) are contained in the Prospectus.

The Global Offering (including the Preferential Offering) is conditional upon, amongst others, (i) the Listing Committee of the Stock Exchange granting approval for the listing of, and permission to deal in, the Yuexiu Services Shares; (ii) the final offer price for the Yuexiu Services Shares in the Global Offering having been agreed between Yuexiu Services and the joint representatives of the Global Offering (for themselves and on behalf of the Underwriters) on or about Monday, 21 June 2021 and, in any event, no later than Friday, 25 June 2021 (the “**Price Determination Date**”); (iii) the execution and delivery of the International Underwriting Agreement on the Price Determination Date; and (iv) the obligations of the Hong Kong Underwriters under the Hong Kong Underwriting Agreement and the International Underwriters under 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 other investors 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.**

**This announcement is not intended to, and does not, constitute an offer to sell or a solicitation of an offer to subscribe for or purchase any Yuexiu Services Shares in connection with the Global Offering or otherwise. Any such offer or solicitation is made solely through the Prospectus or other offering documents that may be issued in compliance with applicable laws and any decision to subscribe for or purchase the Yuexiu Services Shares in connection with the Global Offering or otherwise should be made solely on the basis of the information contained in the Prospectus and such other offering documents. No action has been or will be taken in any jurisdiction (other than in Hong Kong) that would permit a public offering of the Yuexiu Services Shares to be offered in the Global Offering in any jurisdiction where action for that purpose is required.**

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

## **DEFINITION**

In this announcement, unless the context otherwise requires, the following expressions shall have the following meanings:

- “Hong Kong Underwriters” the underwriters of the Hong Kong Public Offering;
- “Hong Kong Underwriting Agreement” the underwriting agreement dated 14 June 2021 in relation to the Hong Kong Public Offering entered into by, among others, Yuexiu Services and the Hong Kong Underwriters;
- “International Underwriters” the underwriters of the International Offering;
- “International Underwriting Agreement” the underwriting agreement in relation to the International Offering which is expected to be entered into by, among others, Yuexiu Services and the International Underwriters;
- “Offer Shares” the 36,966,000 Yuexiu Services Shares being initially offered by Yuexiu Services for subscription pursuant to the Hong Kong Public Offering and the 332,694,000 Yuexiu Services Shares being initially offered by Yuexiu Services pursuant to the International Offering (including, for the avoidance of doubt, 36,951,000 Reserved Shares for the Preferential Offering), together with any additional Yuexiu Services Shares which may be issued by Yuexiu Services pursuant to the exercise of the Over-allotment Option;
- “Over-allotment Option” the option to be granted by Yuexiu Services to and exercisable by the joint representatives of the Global Offering, pursuant to which Yuexiu Services may be required to allot and issue up to an aggregate of 55,449,000 additional Yuexiu Services Shares (representing approximately 15% of Yuexiu Services Shares initially being offered under the Global Offering) to cover over-allocations in the International Offering;

“SFC” the Securities and Futures Commission; and

“Underwriters” the Hong Kong Underwriters and the International Underwriters.

By Order of the Board  
**Yuexiu Property Company Limited**  
**Yu Tat Fung**  
*Company Secretary*

Hong Kong, 16 June 2021

*As at the date of this announcement, the Board comprises:*

*Executive Directors:* *LIN Zhaoyuan (Chairman), LIN Feng, LI Feng, CHEN Jing and LIU Yan*

*Non-executive Director:* *OUYANG Changcheng*

*Independent Non-executive Directors:* *YU Lup Fat Joseph, LEE Ka Lun and LAU Hon Chuen Ambrose*