

Unless otherwise defined herein, capitalised terms in this announcement shall have the same meanings as those defined in the prospectus dated June 16, 2021 (the “**Prospectus**”) issued by Yuexiu Services Group Limited (the “**Company**”).

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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 securities. This announcement is not a prospectus. Potential investors should read the Prospectus for detailed information about the Company and the Global Offering described below before deciding whether or not to invest in the Shares thereby offered.

This announcement does not constitute an offer to sell or the solicitation of an offer to buy nor shall there be any sale of Offer Shares in any jurisdiction in which such offer, solicitation or sales would be unlawful. This announcement is not for release, publication or distribution, directly or indirectly, in or into the United States, nor is this announcement an offer of Shares for sale in the United States. The Offer Shares have not been and will not be registered under the United States Securities Act of 1933, as amended from time to time (the “**U.S. Securities Act**”) or any state securities law 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 and applicable U.S. state securities laws. 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 and the applicable laws of each jurisdiction where those offers and sales occur. There will not be and is not currently intended to be any public offering of securities of the Company in the United States.

In connection with the Global Offering, Yue Xiu Securities Company Limited, as stabilizing manager (the “**Stabilizing Manager**”), its affiliates or any person acting for it, on behalf of the Underwriters, may 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 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 commenced, 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 activity is required to be brought to an end on the 30th day after the last day for the lodging of applications under the Hong Kong Public Offering. Such stabilizing action, if taken, 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, 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 will begin on the Listing Date and is expected to expire on Wednesday, July 21, 2021, being the 30th day after the last day for the lodging of applications under the Hong Kong Public Offering. After this date, no further stabilizing action may be taken, demand for the Shares, and therefore the price of the Shares, could fall.

# YUEXIU SERVICES GROUP LIMITED

## 越秀服務集團有限公司

(Incorporated in Hong Kong with limited liability)

### GLOBAL OFFERING

Number of Offer Shares under the Global Offering	:	369,660,000 Shares (subject to the Over-allotment Option)
Number of Hong Kong Offer Shares	:	36,966,000 Shares (subject to reallocation)
Number of International Offer Shares	:	332,694,000 Shares ((including 36,951,000 Reserved Shares under the Preferential Offering) subject to reallocation and the Over-allotment Option)
Maximum Offer Price	:	HK\$6.52 per Share, plus brokerage of 1.0%, SFC transaction levy of 0.0027% and Stock Exchange trading fee of 0.005% (payable in full on application in Hong Kong dollars and subject to refund)
Stock Code	:	6626

#### Joint Sponsors



#### Joint Global Coordinators, Joint Bookrunners and Joint Lead Managers



#### Joint Bookrunners and Joint Lead Managers (In alphabetical order)



An application has been made by the Company to the Listing Committee of the Stock Exchange for the listing of, and permission to deal in, (i) the Shares to be issued pursuant to the Global Offering including any additional Shares which may be issued pursuant to the exercise of the Over-allotment Option. Assuming that the Hong Kong Public Offering becomes unconditional and the right of termination described in the section headed “Underwriting” has not been exercised at or before 8:00 a.m. in Hong Kong on Monday, June 28, 2021, it is expected that dealings in the Shares on the Stock Exchange will commence at 9:00 a.m. on Monday, June 28, 2021. In the event that the Over-allotment Option is exercised, an announcement will be made by the Company on the website of the Stock Exchange at [www.hkexnews.hk](http://www.hkexnews.hk) and the website of the Company at [www.yuexiuserVICES.com](http://www.yuexiuserVICES.com).

The Company is initially offering 369,660,000 Shares (subject to reallocation and the Over-allotment Option) under the Global Offering, which consists of 36,966,000 Hong Kong Offer Shares (subject to reallocation) and 332,694,000 International Offer Shares (subject to reallocation and the Over-allotment Option), representing 10% and 90% of the total number of Offer Shares initially available under the Global Offering, respectively. Of the 332,694,000 Offer Shares initially being offered under the International Offering, 36,951,000 Offer Shares (representing approximately 11.1% and 10.0% of the Offer Shares initially being offered under the International Offering and the Global Offering, respectively) will be offered to Qualifying Yuexiu Shareholders as an Assured Entitlement by way of the Preferential Offering. The allocation of the Offer Shares between the International Offering and the Hong Kong Public Offering, in each case, will be subject to reallocation on the basis as described in the section headed “Structure of the Global Offering” in the Prospectus. The Reserved Shares are not subject to such reallocation. In accordance with Guidance Letter HKEx-GL91-18 issued by the Stock Exchange, if such reallocation is done other than pursuant to Practice Note 18 of the Listing Rules, the maximum total number of Offer Shares that may be allocated to the Hong Kong Public Offering following such reallocation shall be not more than two times the number of Hong Kong Offer Shares initially, and the final Offer Price shall be fixed at the low-end of the indicative Offer Price range (i.e., HK\$4.88 per Offer Share) stated in the Prospectus.

In connection with the Global Offering, the Company is expected to grant the Over-allotment Option to the International Underwriters, which will be exercisable by the Joint Representatives (on behalf of the International Underwriters) at any time from the Listing Date to the 30th day after the last day for the lodging of applications under the Hong Kong Public Offering (being Wednesday, July 21, 2021). Pursuant to the Over-allotment Option, the Company may be required to allot and issue up to 55,449,000 additional Offer Shares, representing 15% of the total number of Offer Shares initially available under the Global Offering, at the Offer Price, to, among other things, cover over-allocations in the International Offering, if any, and the Company will make an announcement which will be published on the website of the Stock Exchange ([www.hkexnews.hk](http://www.hkexnews.hk)) and on the Company’s website ([www.yuexiuserVICES.com](http://www.yuexiuserVICES.com)), respectively.

Subject to the granting of the approval for the 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 date of commencement of dealings in the Shares on the Stock Exchange, or such other date as may be determined by HKSCC. Settlement of transactions between participants of the Stock Exchange is required to take place in CCASS on the second business day after any trading day. All activities under CCASS are subject to the General Rules of CCASS and the 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.

The Offer Price will not be more than HK\$6.52 per Offer Share and is expected to be not less than HK\$4.88 per Offer Share unless otherwise announced as further explained in the section headed “Structure of the Global Offering” in the Prospectus. Applicants for the Hong Kong Offer Shares and the Reserved Shares are required to pay, on application, the maximum Offer Price of HK\$6.52 per Offer Share plus brokerage of 1.0%, SFC transaction levy of 0.0027% and Stock Exchange trading fee of 0.005%, subject to refund if the Offer Price as finally determined is less than HK\$6.52 per Offer Share.

**Applications for the Hong Kong Offer Shares and the Reserved Shares will only be considered on the basis of the terms and conditions set out in the Prospectus, the relevant Application Forms and the designated website ([www.hkeipo.hk](http://www.hkeipo.hk)) for the HK eIPO White Form and the HK eIPO Blue Form.**

Applicants who would like to be allotted the Hong Kong Offer Shares registered in their own names should either (i) complete and sign the **WHITE** Application Forms; or (ii) submit applications online through the designated website of the **HK eIPO WHITE Form** Service Provider at [www.hkeipo.hk](http://www.hkeipo.hk) under the **HK eIPO WHITE Form** service. Applicants who would like to be allotted the Hong Kong Offer Shares registered in the name of HKSCC Nominees and deposited directly into CCASS for credit to their CCASS Investor Participant stock accounts or the stock accounts of their designated CCASS Participants should either (i) complete and sign the **YELLOW** Application Forms; or (ii) give **electronic application instructions** to HKSCC via CCASS.

Qualifying Yuexiu Shareholders who would like to be allotted the Reserved Shares under the Preferential Offering should either (i) complete and sign the **BLUE** Application Form; or (ii) submit applications online through the **HK eIPO Blue Form** service via [www.hkeipo.hk](http://www.hkeipo.hk).

Members of the public and Qualifying Yuexiu Shareholders may obtain a copy of the printed Prospectus, together with the **WHITE** Application Form, during normal business hours from 9:00 a.m. on Wednesday, June 16, 2021 until 12:00 noon on Monday, June 21, 2021 at the following locations:

1. any of the following branches of the receiving banks for the Hong Kong Public Offering:

**Bank of China (Hong Kong) Limited**

	<b>Branch Name</b>	<b>Address</b>
Hong Kong Island	Shek Tong Tsui Branch	534 Queen's Road West, Shek Tong Tsui, Hong Kong
	South Horizons Branch	Shop G13 & G15, G/F, Marina Square, West Commercial Block, South Horizons, Ap Lei Chau, Hong Kong
	Central District (Wing On House) Branch	B/F-2/F, Wing On House, 71 Des Voeux Road Central, Hong Kong
Kowloon	Kwun Tong Plaza Branch	G1 Kwun Tong Plaza, 68 Hoi Yuen Road, Kwun Tong, Kowloon
	Yu Chau Street Branch	42-46 Yu Chau Street, Sham Shui Po, Kowloon
	Olympian City Branch	Shop 133, 1/F, Olympian City 2, 18 Hoi Ting Road, Kowloon
	Tsim Sha Tsui East Branch	Shop 3, LG/F, Hilton Towers, 96 Granville Road, Tsim Sha Tsui East, Kowloon
New Territories	Fanling Centre Branch	Shop 2D-E & H, Fanling Centre, Fanling, New Territories
	Shatin Branch	Shop 20, Level 1, Lucky Plaza, 1-15 Wang Pok Street, Sha Tin, New Territories
	Tuen Mun San Hui Branch	G13-G14 Eldo Court, Heung Sze Wui Road, Tuen Mun, New Territories

## **Industrial and Commercial Bank of China (Asia) Limited**

	<b>Branch Name</b>	<b>Address</b>
Hong Kong Island	Happy Valley Branch	23 King Kwong Street, Happy Valley, Hong Kong
	Quarry Bay Branch	Shop SLG1, Sub-Lower Ground Floor, Westlands Gardens, Nos. 2-12, Westlands Road, Quarry Bay, Hong Kong
	Siu Sai Wan Branch	Shop Nos. 17-19, Ground Floor, Harmony Garden, No.9 Siu Sai Wan Road, Hong Kong
Kowloon	Wong Tai Sin Branch	Shop 128, Level One, Wong Tai Sin Plaza, 103 Ching Tak Street, Wong Tai Sin, Kowloon
New Territories	Kwai Fong Branch	C63A-C66, 2/F, Kwai Chung Plaza, Kwai Fong, New Territories
	Sha Tsui Road Branch	Shop 4, G/F Chung On Building, 297-313 Sha Tsui Road, Tsuen Wan, New Territories

2. any of the following offices of the Joint Representatives:

<b>ABCI Capital Limited</b>	11/F, Agricultural Bank of China Tower, 50 Connaught Road Central, Hong Kong
<b>China Securities (International) Corporate Finance Company Limited</b>	18/F, Two Exchange Square, 8 Connaught Place, Central, Hong Kong
<b>CCB International Capital Limited</b>	12/F, CCB Tower, 3 Connaught Road Central, Central, Hong Kong
<b>Yue Xiu Securities Company Limited</b>	1003-1005, 10/F, Siu On Centre, 188 Lockhart Road, Wanchai, Hong Kong

**Details of where printed Prospectuses may be obtained will be displayed prominently at every designated branch of receiving banks where WHITE Application Forms are distributed.**

Copies of the printed Prospectus, together with the **YELLOW** Application Forms, may be obtained during normal business hours from 9:00 a.m. on Wednesday, June 16, 2021 until 12:00 noon on Monday, June 21, 2021 from the Depository Counter of HKSCC at 1/F, One & Two Exchange Square, 8 Connaught Place, Central, Hong Kong or your stockbroker, who may have such copies of Application Forms and the Prospectus available.

The application for the Hong Kong Offer Shares and Reserved Shares will commence on Wednesday, June 16, 2021 through Monday, June 21, 2021. The application monies (including the brokerage fees, SFC transaction levy and 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 Friday, June 25, 2021. Investors should be aware that the dealings in the Shares on the Hong Kong Stock Exchange are expected to commence on Friday, June 28, 2021.

The completed **WHITE** or **YELLOW** Application Forms, together with a cheque or a banker's cashier order attached and marked payable to "**BANK OF CHINA (HONG KONG) NOMINEES LIMITED—YUEXIU SERVICES GROUP PUBLIC OFFER**" for the payment, should be deposited in the special collection boxes provided at any of the designated branches of the receiving banks listed above, at the following times:

**(a) Bank of China (Hong Kong) Limited**

**Wednesday, June 16, 2021 — 9:00 a.m. to 5:00 p.m.**  
**Thursday, June 17, 2021 — 9:00 a.m. to 5:00 p.m.**  
**Friday, June 18, 2021 — 9:00 a.m. to 5:00 p.m.**  
**Saturday, June 19, 2021 — 9:00 a.m. to 1:00 p.m.**  
**Monday, June 21, 2021 — 9:00 a.m. to 12:00 noon**

**(b) Industrial and Commercial Bank of China (Asia) Limited**

**Wednesday, June 16, 2021 — 9:00 a.m. to 5:00 p.m.**  
**Thursday, June 17, 2021 — 9:00 a.m. to 5:00 p.m.**  
**Friday, June 18, 2021 — 9:00 a.m. to 5:30 p.m.**  
**Saturday, June 19, 2021 — 9:00 a.m. to 1:00 p.m.**  
**Monday, June 21, 2021 — 9:00 a.m. to 12:00 noon**

A **BLUE** Application Form, and Prospectus has been despatched to each Qualifying Yuexiu Shareholder on or before Wednesday, June 16, 2021. Electronic copies of the Prospectus can be viewed from the respective websites of the Company at [www.yuexiuserVICES.com](http://www.yuexiuserVICES.com) and the Stock Exchange at [www.hkexnews.hk](http://www.hkexnews.hk) under the section headed "HKEXnews > Listed Company Information > Latest Information".

Qualifying Yuexiu Shareholders who require a replacement **BLUE** Application Form should contact Tricor Abacus Limited at Level 54, Hopewell Centre, 183 Queen's Road East, Hong Kong or by email to [yuexiuproperty-ecom@hk.tricorglobal.com](mailto:yuexiuproperty-ecom@hk.tricorglobal.com). Printed copies of the Prospectus can be collected from the branches of the receiving banks or the designated offices of the Joint Representatives.

Applicants may submit applications through the **HK eIPO White Form** service or **HK eIPO Blue Form eIPO** service through the designated website at [www.hkeipo.hk](http://www.hkeipo.hk) (24 hours daily, except on the last day for applications) from 9:00 a.m. on Wednesday, June 16, 2021 until 11:30 a.m. on Monday, June 21, 2021 or such later time as described in the section headed “How to Apply for Hong Kong Offer Shares and Reserved Shares — D. Effect of Bad Weather on the Opening and Closing of the Application Lists” in the Prospectus.

The completed **BLUE** Application Form, together with a cheque or a banker’s cashier order attached and marked payable to “**BANK OF CHINA (HONG KONG) NOMINEES LIMITED—YUEXIU SERVICES GROUP PREFERENTIAL OFFER**” for the payment, should be deposited in the special collection box provided by Tricor Investor Services Limited at Level 54, Hopewell Centre, 183 Queen’s Road East, Hong Kong at the following times:

**Wednesday, June 16, 2021 — 9:00 a.m. to 4:30 p.m.**

**Thursday, June 17, 2021 — 9:00 a.m. to 4:30 p.m.**

**Friday, June 18, 2021 — 9:00 a.m. to 4:30 p.m.**

**Monday, June 21, 2021 — 9:00 a.m. to 12:00 noon**

**CCASS Investor Participants can input electronic application instructions** from 9:00 a.m. on Wednesday, June 16, 2021 until 12:00 noon on Monday, June 21, 2021 (24 hours daily, except on Monday, June 21, 2021, the last application day). The latest time for inputting your **electronic application instructions** will be 12:00 noon on Monday, June 21, 2021, the last day for applications (or such later time as described in “How to Apply for Hong Kong Offer Shares and Reserved Shares — D. Effect of Bad Weather on the Opening and closing of the Application Lists” in the Prospectus).

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

The Company expects to announce the final Offer Price, the level of indication of interest in the International Offering, the level of applications in the Hong Kong Public Offering and the Preferential Offering and the basis of allocation of the Hong Kong Offer Shares and the Reserved Shares on Friday, June 25, 2021 on the website of the Stock Exchange at [www.hkexnews.hk](http://www.hkexnews.hk) and on the website of the Company at [www.yuexiuserVICES.com](http://www.yuexiuserVICES.com).

The results of allocations and the Hong Kong identity card/passport/Hong Kong business registration numbers of successful applicants under the Hong Kong Public Offering and the Preferential Offering will be made available at the time and date and in a manner described in the section headed “How to Apply for Hong Kong Offer Shares and Reserved Shares — E. Publication of Results” in the Prospectus.



The Company will not issue temporary documents of titles or receipt for application fees received. Share certificates will only become valid certificates of title at 8:00 a.m. on Monday, June 28, 2021 provided that the Global Offering has become unconditional in all respects and the right of termination described in the section headed “Underwriting” has not been exercised.

Dealings in the Shares on the Stock Exchange are expected to commence at 9:00 a.m. on Monday, June 28, 2021. The Shares will be traded in board lots of 500 Shares each under the Company’s stock code 6626.

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

Hong Kong, Wednesday, June 16, 2021

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

*Executive Directors* : *Wu Wei, Mao Liangmin and Zhang Jin*

*Non-executive Directors* : *Lin Feng (Chairman), Yao Xiaosheng and Yang Zhaoxuan*

*Independent Non-executive Directors* : *Hung Shing Ming, Hui Lai Kwan and Chan Yuen Hang Kenneth*