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**THIS CIRCULAR IS IMPORTANT AND REQUIRES YOUR IMMEDIATE ATTENTION**

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If you are in any doubt as to any aspect of this circular or as to the action to be taken, you should consult your licensed securities dealer, bank manager, solicitor, professional accountant or other professional adviser.

If you have sold or transferred all your shares in Evergrande Property Services Group Limited, you should at once hand this circular, together with the enclosed form of proxy, to the purchaser or transferee or to the bank, licensed securities dealer or other agent through whom the sale or transfer was effected for transmission to the purchaser or transferee.

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**Evergrande Property Services Group Limited**  
**恒大物業集團有限公司**

*(Incorporated in the Cayman Islands with limited liability)*

**(Stock Code: 6666)**

**RENEWAL OF GENERAL MANDATES TO ISSUE SHARES  
AND TO BUY BACK SHARES,  
RE-ELECTION OF DIRECTORS,  
AND  
NOTICE OF ANNUAL GENERAL MEETING**

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A notice convening the annual general meeting of the Company to be held at 11:00 a.m. on Tuesday, 15 June 2021 at Island Ballroom C, Level 5, Island Shangri-La Hotel, Pacific Place, Supreme Court Road, Central, Hong Kong is set out at pages 17 to 20 of this circular. A form of proxy for use at the annual general meeting is also enclosed.

Whether or not you intend to attend the annual general meeting, you are requested to complete the accompanying form of proxy in accordance with the instructions printed thereon and return it to the Company's Hong Kong branch share registrar, Computershare Hong Kong Investor Services Limited, at 17M Floor, Hopewell Centre, 183 Queen's Road East, Wanchai, Hong Kong as soon as possible and in any event not later than 48 hours before the time appointed for the holding of the annual general meeting or any adjournment thereof. Completion and return of the form of proxy will not preclude you from attending and voting in person at the said meeting or any adjourned meeting thereof should you so wish.

13 May 2021

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## **PRECAUTIONARY MEASURES FOR THE ANNUAL GENERAL MEETING**

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In light of the COVID-19 pandemic and in compliance with the HKSAR Government's directive on social distancing, personal and environmental hygiene, and the guidelines issued by the Centre for Health Protection of the Department of Health on the prevention of the novel coronavirus, the Company will implement additional precautionary measures at the Annual General Meeting including, without limitation:

- (1) compulsory body temperature screening – anyone with a body temperature above the reference range quoted by the Department of Health from time to time, or is exhibiting flu-like symptoms may be denied entry into the Annual General Meeting and requested to leave;
- (2) mandatory use of surgical face masks – no masks will be provided at the Annual General Meeting and attendees should bring their own masks;
- (3) appropriate distancing and spacing in line with the guidance from the HKSAR Government will be maintained and as such, the Company may limit the number of attendees at the Annual General Meeting as may be necessary to avoid overcrowding; and
- (4) no refreshments or drinks will be provided to attendees at the Annual General Meeting.

In light of the continuing risks posed by the COVID-19 pandemic, the Company strongly advises Shareholders NOT to attend the Annual General Meeting in person, and recommends Shareholders to appoint the Chairman of the Annual General Meeting as their proxy to vote according to their indicated voting instructions as an alternative to attending the Annual General Meeting in person.

Subject to the development of COVID-19, the Company may implement further changes and precautionary measures and may issue further announcement on such measures as appropriate.

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## DEFINITIONS

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

“Annual General Meeting”	the Annual General Meeting of the Company to be held at Island Ballroom C, Level 5, Island Shangri-La Hotel, Pacific Place, Supreme Court Road, Central, Hong Kong, on 15 June 2021 at 11:00 a.m. or any adjournment thereof;
“Articles”	the articles of association of the Company;
“Board”	the board of Directors;
“Company”	Evergrande Property Services Group Limited (恒大物業集團有限公司), a company incorporated in the Cayman Islands with limited liability and the Shares of which are listed on the Stock Exchange;
“Directors”	the directors of the Company;
“General Mandate”	a general and unconditional mandate to be granted to the Directors to allot, issue and otherwise deal with new Shares and other securities, representing 20% of the total number of Shares in issue as at the date of passing of the relevant resolution;
“Group”	the Company and its subsidiaries;
“HK\$”	Hong Kong dollar, the lawful currency of Hong Kong;
“Hong Kong”	the Hong Kong Special Administrative Region of the PRC;
“Latest Practicable Date”	10 May 2021, being the latest practicable date prior to the printing of this circular for ascertaining certain information contained therein;
“Listing Rules”	the Rules Governing the Listing of Securities on the Stock Exchange;
“PRC”	the People’s Republic of China;
“RMB”	Renminbi, the lawful currency of the PRC;

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## DEFINITIONS

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“SFO”	the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong) as amended from time to time;
“Share(s)”	ordinary shares of US\$0.0001 each in the share capital of the Company;
“Shareholder(s)”	the holder(s) of the Share(s);
“Share Buy-back Mandate”	a general and unconditional mandate to the Directors to exercise the power of the Company to buy back Shares up to a maximum of 10% of the total number of Shares in issue as at the date of passing of the relevant resolution;
“Stock Exchange”	The Stock Exchange of Hong Kong Limited;
“Takeovers Code”	the Hong Kong Code on Takeovers and Mergers; and
“US\$”	United States dollar, the lawful currency of the United States of America; and
“%”	per cent

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## LETTER FROM THE BOARD

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### Evergrande Property Services Group Limited

恒大物業集團有限公司

*(Incorporated in the Cayman Islands with limited liability)*

**(Stock Code: 6666)**

*Executive Directors:*

Mr. Zhao Changlong (*Chairman*)

Mr. Hu Liang

Mr. Wang Zhen

Ms. An Lihong

*Independent non-executive Directors:*

Mr. Chan Chun Hung, Vincent

Mr. Victor Huang

Mr. Guo Zhaohui

*Registered Office:*

Cricket Square

Hutchins Drive

PO box 2681

Grand Cayman, KY1-1111

Cayman Islands

*Head Office:*

Third Compartment of Room 3101

No. 78, Huangpu Avenue West

Tianhe District

Guangzhou

Guangdong Province

PRC

*Principal place of business*

*in Hong Kong:*

23rd Floor, China Evergrande Centre

38 Gloucester Road, Wanchai

Hong Kong

13 May 2021

*To the Shareholders:*

Dear Sir or Madam,

**RENEWAL OF GENERAL MANDATES TO ISSUE SHARES  
AND TO BUY BACK SHARES,  
RE-ELECTION OF DIRECTORS,  
AND  
NOTICE OF ANNUAL GENERAL MEETING**

### INTRODUCTION

The purpose of this circular is to provide you with information regarding resolutions to be proposed at the Annual General Meeting relating to the renewal of the general mandates to allot, issue and deal with the Shares and to buy back Shares, and the re-election of Directors.

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## LETTER FROM THE BOARD

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At the Annual General Meeting, resolutions will be proposed, among others, for the Shareholders to approve (i) the renewal of the General Mandate and the Share Buy-back Mandate; (ii) the extension of the General Mandate to include Shares bought back pursuant to the Share Buy-back Mandate; and (iii) the re-election of Directors.

### **RENEWAL OF GENERAL MANDATES TO ISSUE AND BUY BACK SHARES**

#### **General Mandate**

On 13 November 2020, the then shareholders of the Company have resolved to grant a general unconditional mandate to the Directors to allot and issue up to 20% of the total number of issued Shares immediately following the completion of the Capitalisation Issue (as defined in the prospectus of the Company dated 23 November 2020, the “Prospectus”) and the Global Offering (as defined in the Prospectus), such mandate to remain in effect shares of the Company in issue as at the date of passing of the relevant resolution. As at the Latest Practicable Date, no Shares have been issued under such mandate.

#### **Share Buy-back Mandate**

On 13 November 2020, the then shareholders of the Company have resolved to grant a general mandate to the Directors to buy back up to 10% of the total number of shares of the Company in issue immediately following the completion of the Capitalisation Issue (as defined in the Prospectus) and the Global Offering (as defined in the Prospectus). Since the granting of the Share Buy-back Mandate and up to the Latest Practicable Date, the Company has not repurchased any Shares under such share buy-back mandate.

The general mandates to issue and buy back Shares will expire at the conclusion of the forthcoming Annual General Meeting. At the Annual General Meeting, separate ordinary resolutions will be proposed:

- (a) to grant the General Mandate to the Directors to exercise the powers of the Company to allot and issue Shares representing 20% of the total number of shares of the Company in issue as at the date of passing the resolution. The General Mandate will end on the earliest of the conclusion of the next annual general meeting, the date by which the next annual general meeting of the Company is required to be held by the Articles of Association or the date upon which such authority is revoked or varied by an ordinary resolution of the Shareholders at a general meeting of the Company;
- (b) to grant the Share Buy-back Mandate to the Directors to exercise all powers of the Company to buy back issued Shares subject to the criteria set out in this circular. Under such Share Buy-back Mandate, the maximum number of Shares that the Company may buy back shall not exceed 10% of the total number of shares of the Company in issue as at the date of passing the resolution. As at the Latest Practicable Date, the number of Shares in issue was 10,810,811,000 Shares. Subject to the passing of the proposed ordinary resolution approving the granting of the

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## LETTER FROM THE BOARD

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Share Buy-back Mandate and assuming there is no change to the number of issued shares of the Company prior to the Annual General Meeting, the Company would be allowed under the Share Buy-back Mandate to buy back a maximum of 1,081,081,100 Shares, being 10% of the total number of shares of the Company in issue as at the date of the passing of the resolution in relation thereof. The Share Buy-back Mandate will end on the earliest of the conclusion of the next annual general meeting, the date by which the next annual general meeting of the Company is required to be held by the Articles of Association or the date upon which such authority is revoked or varied by an ordinary resolution of the Shareholders at a general meeting of the Company; and

- (c) subject to the passing of the aforesaid ordinary resolutions of the General Mandate and the Share Buy-back Mandate, to extend the number of Shares to be issued and allotted under the General Mandate by an additional number representing such number of Shares bought back under the Share Buy-back Mandate.

In accordance with the Listing Rules, an explanatory statement is set out in Appendix I to this circular to provide you with requisite information reasonably necessary to enable you to make an informed decision on whether to vote for or against the proposed resolution to renew the grant of the Share Buy-back Mandate at the Annual General Meeting.

### RE-ELECTION OF DIRECTORS

In accordance with article 84(1) of the Articles, at each annual general meeting one-third of the Directors for the time being (or, if their number is not a multiple of three (3), the number nearest to but not less than one-third) shall retire from office by rotation provided that every Director shall be subject to retirement at an annual general meeting at least once every three years. Accordingly, Mr. Zhao Changlong and Mr. Hu Liang shall retire at the forthcoming Annual General Meeting and, being eligible, will offer themselves for re-election at the Annual General Meeting.

In addition, each of Mr. Chan Chun Hung, Vincent, Mr. Victor Huang and Mr. Guo Zhaohui, who was appointed as an addition to the Board on 13 November 2020 shall only hold office until the next following general meeting in accordance with article 83(3) of the Articles. Accordingly, each of Mr. Chan Chun Hung, Vincent, Mr. Victor Huang and Mr. Guo Zhaohui shall retire at the forthcoming Annual General Meeting and, being eligible, will offer themselves for re-election at the Annual General Meeting.

The biographical details of such re-electing Directors as required to be disclosed under the Listing Rules are set out in Appendix II to this circular.



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## LETTER FROM THE BOARD

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### ANNUAL GENERAL MEETING

The Company will convene the Annual General Meeting at 11:00 a.m. on Tuesday, 15 June 2021 at which resolutions will be proposed for the purpose of considering and if thought fit, approving the resolutions proposed in the notice of the Annual General Meeting as set out on pages 17 to 20 of this circular.

A form of proxy for use in connection with the Annual General Meeting is enclosed herewith. Whether or not you intend to be present and vote at the Annual General Meeting, you are requested to complete the enclosed form of proxy in accordance with the instructions printed thereon and return it to the Company's Hong Kong branch share registrar, Computershare Hong Kong Investor Services Limited, at 17M Floor, Hopewell Centre, 183 Queen's Road East, Wanchai, Hong Kong as soon as possible and in any event not less than 48 hours before the time appointed for the holding of the Annual General Meeting or any adjournment thereof. The completion and delivery of a form of proxy will not preclude you from attending and voting at the Annual General Meeting in person should you so wish. If you attend and vote at the Annual General Meeting, the authority of your proxy will be revoked. Pursuant to Rule 13.39(4) of the Listing Rules, voting by the Shareholders at the Annual General Meeting will be by poll.

### CLOSURE OF REGISTER OF MEMBERS

For determining the entitlement to attend and vote at the Annual General Meeting, the register of members of the Company will be closed from 9 June 2021 to 15 June 2021, both days inclusive, during which period no transfer of shares will be registered. In order to be eligible to attend and vote at the annual general meeting, all transfers of shares, accompanied by the relevant share certificates, must be lodged with the Company's Hong Kong branch share registrar and transfer office, Computershare Hong Kong Investor Services Limited, at Shops 1712–1716, 17th Floor, Hopewell Centre, 183 Queen's Road East, Wanchai, Hong Kong, not later than 4:30 p.m. on Tuesday, 8 June 2021.

### RECOMMENDATIONS

The Directors consider that the renewal of the General Mandate and the Share Buy-back Mandate, and the re-election of the retiring Directors are in the best interests of the Company as well as its Shareholders. Accordingly, the Directors recommend that the Shareholders to vote in favour of all the resolutions to be proposed at the Annual General Meeting.

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## LETTER FROM THE BOARD

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### RESPONSIBILITY STATEMENT

This circular, for which the Directors collectively and individually accept full responsibility, includes particulars given in compliance with the Listing Rules for the purpose of giving information with regard to the Group. The Directors, having made all reasonable enquiries, confirm that to the best of their knowledge and belief the information contained in this document is accurate and complete in all material respects and not misleading or deceptive, and there are no other matters the omission of which would make any statement herein or this document misleading.

By Order of the Board of  
**EVERGRANDE PROPERTY SERVICES GROUP  
LIMITED**  
**Zhao Changlong**  
*Chairman*

This is an explanatory statement given to all Shareholders relating to a resolution to be proposed at the Annual General Meeting for approving the Share Buy-back Mandate. This explanatory statement contains all the information required pursuant to Rule 10.06(1)(b) and other relevant provisions of the Listing Rules which is set out as follows:

### **SHARE CAPITAL**

As at the Latest Practicable Date, there was a total of 10,810,811,000 Shares in issue. Subject to the passing of the resolution granting the Share Buy-back Mandate and on the basis that all the repurchased Shares have been cancelled and that there is no change in the number of issued shares of the Company during the period from the Latest Practicable Date to the Annual General Meeting, the Company will be allowed under the Share Buy-back Mandate to buy back a maximum of 1,081,081,100 Shares, being 10% of the total number of shares of the Company in issue as at the date of the passing of the relevant resolution at the Annual General Meeting.

### **REASONS FOR SHARE BUY BACK**

The Directors consider that the ability to buy back Shares would give the Company additional flexibility that would be beneficial to the Company and the Shareholders as such buy back may, depending on market conditions and funding arrangements at the time, lead to an enhancement of the net assets value of the Company and/or its earnings per Share and will only be made when the Directors believe that such a buy back will benefit the Company and the Shareholders as a whole.

### **FUNDING OF BUY BACK**

The Company is empowered by its memorandum and articles of association to buy back its Shares. In buying back Shares, the Company may only apply funds legally available for such purpose in accordance with its memorandum and articles of association and laws of the Cayman Islands. The laws of the Cayman Islands and the Articles of Association provide that payment for a share buy-back may only be made out of profits or the proceeds of a new issue of Shares made for such purpose or subject to the Companies Law, out of capital of the Company. The amount of premium payable on the buy-back of Shares may only be paid out of either the profits or out of the share premium of the Company or subject to the Companies Law, out of capital of the Company.

In addition, under the laws of the Cayman Islands, payment out of capital by a company for the buy back by a company of its own shares is unlawful unless immediately following the date on which the payment is proposed to be made, the Company shall be able to pay its debts as they fall due in the ordinary course of business. In accordance with the laws of the Cayman Islands, the Shares so bought back would be treated as cancelled but the aggregate amount of authorised share capital would not be reduced.

In the event that the proposed share buy-back were to be carried out in full at any time during the proposed buy back period, the working capital position and the gearing levels of the Company may be affected. However, the Directors do not propose to exercise the Share Buy-back Mandate to such extent as would, in the circumstances, have a material adverse effect on the working capital requirements of the Company or the gearing levels which in the opinion of the Directors are from time to time appropriate for the Company.

#### **DIRECTORS, THEIR CLOSE ASSOCIATES AND CORE CONNECTED PERSONS**

None of the Directors nor, to the best of their knowledge and belief having made all reasonable enquiries, any of their close associates, has any present intention to sell any Shares to the Company in the event that the Share Buy-back Mandate is granted by the Shareholders.

No core connected person of the Company (as defined in the Listing Rules) has notified the Company that he/she/it has a present intention to sell Shares to the Company nor has he/she/it undertaken not to sell any of the Shares held by him/her/it to the Company in the event that the Share Buy-back Mandate is granted by the Shareholders.

#### **UNDERTAKING OF THE DIRECTORS**

The Directors have undertaken to the Stock Exchange that, so far as the same may be applicable, they will exercise the powers of the Company to make the buy-back pursuant to the Share Buy-back Mandate and in accordance with the Listing Rules, the Articles of Association and the laws of the Cayman Islands.

#### **EFFECT OF TAKEOVERS CODE**

If on the exercise of the power to repurchase Shares pursuant to the Share Buy-back Mandate, a Shareholder's proportionate interest in the voting rights of the Company increases, such increase will be treated as an acquisition for the purpose of Rule 32 of the Takeovers Code. As a result, a Shareholder or group of Shareholders acting in concert could obtain or consolidate control of the Company and become obliged to make a mandatory offer in accordance with Rules 26 and 32 of the Takeovers Code.

As at the Latest Practicable Date, China Evergrande Group and its associates were interested in approximately 60.86% of the issued shares of the Company. In the event that the Directors exercise in full the power to buy back Shares pursuant to the Share Buy-back Mandate, the aggregate percentage shareholdings of China Evergrande Group and its associates would increase to approximately 67.62%. Such increases would not trigger any mandatory offer obligation under Rules 26 of the Takeovers Code.

The Directors will comply with the public float requirement under Rule 8.08 of the Listing Rules and will not buy back any Shares if as a result of such buy back the Company cannot meet its minimum requirement for public float.

**SHARE BUY BACK BY THE COMPANY**

The Company has not repurchased any Shares during the six months immediately preceding the Latest Practicable Date.

**SHARE PRICES**

The Shares of the Company were only listed on the Stock Exchange on 2 December 2020. During the period from the date of Listing and up to the Latest Practicable Date, the highest and lowest traded prices for Shares on the Stock Exchange were as follows:

	<b>Highest</b> <i>HK\$</i>	<b>Lowest</b> <i>HK\$</i>
<b>2020</b>		
December	9.000	7.430
<b>2021</b>		
January	17.180	8.400
February	19.740	14.620
March	17.760	13.600
April	16.680	13.420
May (up to the Latest Practicable Date)	13.960	12.640

The biographical details of the Directors proposed to be re-elected at the Annual General Meeting are set out as follows:

**Mr. Zhao Changlong (趙長龍) (“Mr. Zhao”)**, aged 56, was appointed as our executive Director and chairman of our Board on 23 September 2020. He is primarily responsible for the overall management and strategic planning of the Group. Mr. Zhao joined the Group in August 2007 and has been serving as the chairman of the board of the Group since July 2020, where he is responsible for its overall management. Mr. Zhao has over 21 years of experience in the property development and property management industries. Mr. Zhao joined the Evergrande Group in September 2003 and has served in various positions in subsidiaries of the Evergrande Group. From September 2003 to February 2005, Mr. Zhao served as the general manager of Maoming Evergrande Steel Group Co., Ltd. (茂名恒大鋼鐵集團有限公司), a metal materials manufacturer, where he was primarily responsible for its overall operations. From February 2005 to August 2007, Mr. Zhao successively served as a vice president, an assistant to the president and the general manager of the development center of Evergrande Real Estate, where he was primarily responsible for its development management. From August 2007 to July 2020, Mr. Zhao served various positions in district companies including the chairman of the board and the general manager of Evergrande Real Estate Group (Xi'an) Co., Ltd (恒大地產集團西安有限公司), the chairman of the board of Evergrande Real Estate Group (Jiangxi) Co., Ltd (恒大地產集團江西有限公司) and the chairman of the board of Evergrande Real Estate Group (Shanxi) Co., Ltd (恒大地產集團山西有限公司), where he was primarily responsible for the operations and management of district companies including their property management business. Mr. Zhao has also been serving as a director of Evergrande Real Estate since November 2017.

Prior to joining the Evergrande Group, from March 1998 to July 2003, Mr. Zhao served as an assistant president and later as an assistant to the president and the general manager of the development center of Guangzhou Evergrande Industrial Group Co., Ltd. (廣州恒大實業集團有限公司), a property developer, where he was primarily responsible for its development management.

Mr. Zhao graduated from the Shenyang Metallurgical Machinery School (沈陽冶金機械專科學校) with a diploma in metallurgy and heat treatment in the PRC in July 1986. Mr. Zhao graduated from the Zhengzhou University of Technology (鄭州工業大學) with a major in industrial engineering in the PRC in December 1997.

Mr. Zhao has entered into a service contract with the Company for a term of three years and is subject to retirement by rotation and re-election at the annual general meeting of the Company in accordance with the Articles. Mr. Zhao is receiving a director's fee of RMB180,000 per annum for his directorship in the Company, which was determined by reference to his duties and responsibilities with the Company as well as the prevailing market conditions.

As at the Latest Practicable Date, Mr. Zhao was interested in 6,600,000 share options in China Evergrande Group entitling him to subscribe for 6,600,000 shares of China Evergrande Group, and 100,000 shares in HengTen Networks Group Limited. Save as disclosed, Mr. Zhao does not have any other interests in the securities of the Company within the meaning of Part XV of the SFO.

Save for the directorship in the Company, Mr. Zhao has not been a director of any other listed public companies in the last three years. Mr. Zhao does not have any relationship with any other director, senior management or substantial shareholder of the Company.

**Mr. Hu Liang (胡亮) (“Mr. Hu”)**, aged 33, was appointed as our executive Director on 23 September 2020. Mr. Hu joined the Group in July 2008 and has been serving as the general manager of the Group since March 2020. He is primarily responsible for the formulation of group policies and daily business operation of the Group. He currently holds directorships in a number of subsidiaries of the Group. Mr. Hu has over 13 years of experience in the property management industry. Mr. Hu joined the Evergrande Group in July 2008 and has served in various positions in subsidiaries of the Evergrande Group. From July 2008 to November 2009, Mr. Hu served as a quality management staff of Evergrande Real Estate, where he was primarily responsible for its quality management work. From November 2009 to November 2010, Mr. Hu served as a project deputy general manager of the Guangzhou branch of Jinbi Property, where he was primarily responsible for property management services for such project. From November 2010 to March 2014, Mr. Hu served as an assistant to the general manager of the Nanning branch of Jinbi Property and as a deputy general manager of Qinzhou Evergrande Lvzhou Customer Services Center (欽州恒大綠洲客服中心), where he was primarily responsible for the quality management of its operations as well as the management of the customer services center. From March 2014 to April 2015, Mr. Hu served as an assistant to the general manager of Evergrande Real Estate Group (Nanning) Co., Ltd. (恒大地產集團南寧有限公司), where he was primarily responsible for the management of its property management services. From April 2015 to July 2015, Mr. Hu served as the chairman of the board of the Shijiazhuang branch of Jinbi Property, where he was responsible for its overall management. From July 2015 to December 2016, Mr. Hu served as a deputy general manager of Evergrande Real Estate Group (Beijing) Co., Ltd. (恒大地產集團北京有限公司), where he was primarily responsible for the management of its property management services. From January 2017 to July 2017, Mr. Hu served as the general manager of property operational management center of Evergrande Group Co., Ltd. (恒大集團有限公司), where he was primarily responsible for the management of its property management services. From July 2017 to March 2020, Mr. Hu successively served as an executive deputy general manager of the property management center and the general manager of the property management center of Evergrande Real Estate, where he was primarily responsible for the management of its property management services.

Mr. Hu obtained a bachelor’s degree in sociology from the Northwest A&F University (西北農林科技大學) in the PRC in July 2008. Mr. Hu is currently an honorary vice president of China Property Management Association (中國物業管理協會) and a vice president of Guangdong Property Management Association (廣東省物業管理協會).

Mr. Hu has entered into a service contract with the Company for a term of three years and is subject to retirement by rotation and re-election at the annual general meeting of the Company in accordance with the Articles. Mr. Hu is receiving a director's fee of RMB180,000 per annum for his directorship in the Company, which was determined by reference to his duties and responsibilities with the Company as well as the prevailing market conditions.

As at the Latest Practicable Date, Mr. Hu was interested in 3,300,000 share options of China Evergrande Group entitling him to subscribe for 3,300,000 Shares in China Evergrande Group, and 12,000 shares in HengTen Networks Group Limited. Save as disclosed, Mr. Hu does not have any other interests in the securities of the Company within the meaning of Part XV of the SFO.

Save for the directorship in the Company, Mr. Hu has not been a director of any other listed public companies in the last three years. Mr. Hu does not have any relationship with any other director, senior management or substantial shareholder of the Company.

**Mr. Chan Chun Hung, Vincent (陳鎮洪) (“Mr. Chan”)**, aged 57, was appointed as our independent non-executive Director on 13 November 2020. Mr. Chan is responsible for providing independent advice on the operations and management of our Board. Mr. Chan has over 26 years of experience in private equity management. Mr. Chan was the senior manager of HSBC Private Equity Management Limited, a company principally engaged in investment management, from October 1991 to October 1994, the director of Suez Asia Holdings (Hong Kong) Limited, a company principally engaged in investment management, from February 1997 to November 2000, the managing director and corporate director of JAFCO Investment (Asia Pacific) Ltd., a company principally engaged in private equity investment, from November 2000 to November 2007, and the chief executive officer of Spring Capital Asia, Limited, a company principally engaged in private equity investment, from October 2007 to December 2015. Mr. Chan has been the senior managing director of Samena Capital Hong Kong Limited, a company principally engaged in private equity investment, since January 2016. He has been an independent non-executive director of CN Logistics International Holdings Limited, a company listed on the Main Board of the Stock Exchange (stock code: 2130) since September 2020 and a non-executive director of Memories Group Limited, a company listed on the Catalist board of the Singapore Stock Exchange since February 2019. Mr. Chan was a member of the Public Shareholders Group of the SFC from July 2005 to March 2011 and a member of the Main Board and GEM Listing Committee of the Stock Exchange from May 2007 to May 2012. Mr. Chan is currently the president and executive director of the Hong Kong Venture Capital and Private Equity Association. Mr. Chan is currently a committee member of the 15th election of the Chinese People's Political Consultative Conference in Chengdu (中國人民政治協商會議成都市委員會). Mr. Chan has been a member of the Main Board and GEM Listing Review Committees of the Stock Exchange since July 2020.

Mr. Chan obtained a bachelor's degree in arts from The University of Hong Kong in November 1986 and a master's degree in business administration from The Victoria University of Manchester in the United Kingdom in July 1988. He was admitted as a chartered financial analyst of The Institute of Chartered Financial Analysts in September 1993.



Mr. Chan was a director of Apex Strategy Limited, a company incorporated in Hong Kong which was solvent prior to its dissolution and was deregistered on 30 January 2014 as it had ceased to conduct business. Mr. Chan was a director of Smart Command Limited, a company incorporated in Hong Kong which was solvent prior to its dissolution and was deregistered on 30 January 2014 as it had ceased to conduct business. Mr. Chan confirmed that, as of the Latest Practicable Date, no claims have been made against him and he was not aware of any threatened or potential claims made against him and there are no outstanding claims and/or liabilities as a result of the dissolution of Apex Strategy Limited and Smart Command Limited.

Mr. Chan has entered into a service contract with the Company for a term of three years and is subject to retirement by rotation and re-election at the annual general meeting of the Company in accordance with the Articles. Mr. Chan is receiving a director's fee and remuneration of RMB300,000 per annum for his directorship in the Company, which was determined by reference to his duties and responsibilities with the Company as well as the prevailing market conditions.

As at the Latest Practicable Date, Mr. Chan does not have any interests in the securities of the Company within the meaning of Part XV of the SFO.

Save as disclosed, Mr. Chan has not been a director of any other listed public companies in the last three years. Mr. Chan does not have any relationship with any other director, senior management or substantial shareholder of the Company.

**Mr. Victor Huang (黃偉德)** (“**Mr. Huang**”), aged 49, was appointed as our independent non-executive Director on 13 November 2020. Mr. Huang is responsible for providing independent advice on the operations and management of our Board. Mr. Huang has over 28 years of experience in finance, accounting and transaction services. He joined PricewaterhouseCoopers in Hong Kong in January 1993 and became its partner in July 2005 and served this role up to June 2014. From July 2014 to August 2017, he served as a partner at KPMG in Hong Kong. Mr. Huang has served as an independent non-executive director of LBX Pharmacy Chain Co., Ltd. (老百姓大藥房連鎖股份有限公司), a company listed on the Shanghai Stock Exchange (stock code: 603883), since February 2018. He has been an independent non-executive director of Qingdao Haier Biomedical Co., Ltd. (青島海爾生物醫療股份有限公司), a company listed on the SciTech Innovation Board of the Shanghai Stock Exchange (stock code: 688139), since August 2018. He has been an independent non-executive director of Manpowergroup Greater China Limited (萬寶盛華大中華有限公司), a company listed on the Main Board of the Stock Exchange (stock code: 2180), since March 2019. He has been an independent non-executive director of Scholar Education Group (思考樂教育集團), a company listed on the Main Board of the Stock Exchange (stock code: 1769), since June 2019. He has been an independent non-executive director of Topsports International Holdings Limited (滔搏國際控股有限公司), a company listed on the Main Board of the Stock Exchange (stock code: 6110), since September 2019. He has been an independent non-executive director of Cosco Shipping Energy Transportation Co., Ltd. (中遠海運能源運輸股份有限公司), a company listed on the Main Board of the Stock Exchange (stock code: 1138), and an independent non-executive Director of New Times Energy Corporation Limited (新時代能源有

限公司), a company listed on the Main Board of the Stock Exchange (stock code: 166) since June 2020. Mr. Huang was an independent non-executive director of two companies listed on the main board of the Stock Exchange, namely Trinity Limited (利邦控股有限公司)(stock code: 891) from December 2018 to December 2020, and China Bright Culture Group (煜盛文化集團) (stock code: 1859) from February 2020 to November 2020, respectively.

Mr. Huang obtained a bachelor's degree of arts in economics and business from University of California, Los Angeles in the United States in September 1992. He was admitted as an associate of the Hong Kong Institute of Certified Public Accountants (formerly known as the Hong Kong Society of Accountants) in June 1996. He was also certified as a qualified independent director of the Shanghai Stock Exchange in June 2018.

Mr. Huang was a director of Orient Spread Investment Limited (東翔投資有限公司), a company incorporated in Hong Kong which was solvent prior to its dissolution and was deregistered on 24 February 2006 as it had ceased to conduct business. Mr. Huang confirmed that, as of the Latest Practicable Date, no claims have been made against him and he was not aware of any threatened or potential claims made against him and there are no outstanding claims and/or liabilities as a result of the dissolution of Orient Spread Investment Limited.

Mr. Huang has entered into a service contract with the Company for a term of three years and is subject to retirement by rotation and re-election at the annual general meeting of the Company in accordance with the Articles. Mr. Huang is receiving a director's fee and remuneration of RMB300,000 per annum for his directorship in the Company, which was determined by reference to his duties and responsibilities with the Company as well as the prevailing market conditions.

As at the Latest Practicable Date, Mr. Huang was interested in US\$200,000 of the notes issued by China Evergrande Group. Save as disclosed, Mr. Huang does not have any other interests in the securities of the Company within the meaning of Part XV of the SFO.

Save as disclosed, Mr. Huang has not been a director of any other listed public companies in the last three years. Mr. Huang does not have any relationship with any other director, senior management or substantial shareholder of the Company.

**Mr. Guo Zhaohui (郭朝暉) ("Mr. Guo")**, aged 42, was appointed as our independent non-executive Director on 13 November 2020. Mr. Guo is responsible for providing independent advice on the operations and management of our Board. Since October 2004, Mr. Guo has been working at Wuhan University of Science and Technology (武漢科技大學), where he successively served various positions including a tutor, lecturer, associate professor and master instructor, primarily responsible for human resources management related teaching and research work. Mr. Guo has been serving as an independent director at Calxon Group Holdings Co., Ltd. (嘉凱城集團股份有限公司), a company principally engaged in the property and cinema business whose shares are listed on the Shenzhen Stock Exchange (stock code: 000918) and a subsidiary of China Evergrande Group, since October 2019. Mr. Guo obtained a bachelor's degree in human resources management from Wuhan University of Science and

Technology (武漢科技大學) in the PRC in June 2001 and a master's degree in administrative management from Zhongnan University of Economics and Law (中南財經政法大學) in the PRC in June 2004. Mr. Guo received the Associate Professor (Economics and Management) Professional Technical Qualification Certificate (副教授(經濟及管理)專業技術資格證書) issued by Hubei Title Reform Work Leading Group Office (湖北省職稱改革工作領導小組辦公室) in June 2011 and the Qualification Certificate of Independent Director of Listed Company (上市公司獨立董事資格證書) issued by the Shenzhen Stock Exchange in December 2019.

Mr. Guo has entered into a service contract with the Company for a term of three years and is subject to retirement by rotation and re-election at the annual general meeting of the Company in accordance with the Articles. Mr. Guo is receiving a director's fee and remuneration of RMB300,000 per annum for his directorship in the Company, which was determined by reference to his duties and responsibilities with the Company as well as the prevailing market conditions.

As at the Latest Practicable Date, Mr. Guo does not have any interests in the securities of the Company within the meaning of Part XV of the SFO.

Save as disclosed, Mr. Guo has not been a director of any other listed public companies in the last three years. Mr. Guo does not have any relationship with any other director, senior management or substantial shareholder of the Company.

### **Others**

Save as disclosed, there is no other information relating to the above Directors that needs to be disclosed pursuant to Rule 13.51(2) sub-paragraphs (h) to (v) of the Listing Rules, and there is no other matter which needs to be brought to the attention of the Shareholders in relation to the above Directors.

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## NOTICE OF ANNUAL GENERAL MEETING

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### Evergrande Property Services Group Limited

恒大物業集團有限公司

*(Incorporated in the Cayman Islands with limited liability)*

**(Stock Code: 6666)**

NOTICE IS HEREBY GIVEN that the Annual General Meeting of Evergrande Property Services Group Limited (the “**Company**”) will be held at Island Ballroom C, Level 5, Island Shangri-La Hotel, Pacific Place, Supreme Court Road, Central, Hong Kong on Tuesday, 15 June 2021 at 11:00 a.m. for the purpose of considering and, if thought fit, passing (with or without modifications) the following resolutions as ordinary resolutions of the Company:

#### ORDINARY BUSINESS

1. To receive, consider and adopt the audited consolidated financial statements and the reports of the directors of the Company (the “**Directors**”) and the auditors of the Company (the “**Auditors**”) for the year ended 31 December 2020;
2. To re-elect Mr. Zhao Changlong as an executive Director;
3. To re-elect Mr. Hu Liang as an executive Director;
4. To re-elect Mr. Chan Chun Hung, Vincent, as an independent non-executive Director;
5. To re-elect Mr. Victor Huang as an independent non-executive Director;
6. To re-elect Mr. Guo Zhaohui as an independent non-executive Director;
7. To authorise the board of Directors to fix the remuneration of the Directors; and
8. To re-appoint PricewaterhouseCoopers as the auditors of the Company and authorise the board of Directors to fix their remuneration;

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## NOTICE OF ANNUAL GENERAL MEETING

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### SPECIAL BUSINESS

9. To consider and, if thought fit, pass the following resolution as an ordinary resolution of the Company:

“**THAT:**

- (a) subject to paragraph (c) below, the exercise by the Directors during the Relevant Period (as hereinafter defined) of all the powers of the Company to allot, issue and deal with additional shares in the capital of the Company and to make or grant offers, agreements and options which might require the exercise of such powers be and is hereby generally and unconditionally approved;
- (b) the approval in paragraph (a) shall be in addition to any other authorisation gives to the Directors and shall authorise the Directors during the Relevant Period to make or grant offers, agreements, options and rights of exchange or conversion which might require the exercise of such powers after the end of the Relevant Period;
- (c) the total number of shares of the Company allotted or agreed conditionally or unconditionally to be allotted (whether pursuant to an option or otherwise) by the Directors pursuant to the approval in paragraph (a), otherwise than pursuant to (i) a Rights Issue (as hereinafter defined); (ii) the share option scheme of the Company approved by The Stock Exchange of Hong Kong Limited (the “**Stock Exchange**”); or (iii) any scrip dividend or similar arrangement providing for the allotment of shares in lieu of the whole or part of a dividend on shares of the Company in accordance with the articles of association of the Company, shall not exceed 20% of the total number of shares of the Company in issue as at the date of passing this resolution, and the said approval shall be limited accordingly; and
- (d) for the purposes of this resolution:

“**Relevant Period**” means the period from the passing of this resolution until whichever is the earliest of:

- (i) the conclusion of the next annual general meeting of the Company;
- (ii) the expiration of the period within which the next annual general meeting of the Company is required by the articles of association of the Company or any applicable laws to be held; and

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## NOTICE OF ANNUAL GENERAL MEETING

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- (iii) the date upon which the authority set out in this resolution is revoked or varied by way of ordinary resolution of the Company in general meeting; and

“**Rights Issue**” means an offer of shares open for a period fixed by the Directors to holders of ordinary shares on the register of members of the Company on a fixed record date in proportion to their then holdings of such shares (subject to such exclusion or other arrangements as the Directors may deem necessary or expedient in relation to fractional entitlements or having regard to any restrictions or obligations under the laws of, or the requirements of any regulatory body or any stock exchange in, any territory outside Hong Kong).”;

- 10. To consider and, if thought fit, pass the following resolution as an ordinary resolution of the Company:

“**THAT:**

- (a) subject to paragraph (c) below, the exercise by the Directors during the Relevant Period (as hereinafter defined) of all the powers of the Company to buy back the issued shares of the Company, subject to and in accordance with all applicable laws and the requirements of the Rules Governing the Listing of Securities on the Stock Exchange as amended from time to time, be and is hereby generally and unconditionally approved;
- (b) the approval in paragraph (a) shall be in addition to any other authorisation given to the Directors and shall authorise the Directors on behalf of the Company during the Relevant Period to procure the Company to purchase its shares at a price determined by the Directors;
- (c) the total number of shares of the Company which are authorised to be purchased by the Directors pursuant to the approval in paragraph (a) above shall not exceed 10% of the total number of shares of the Company in issue as at the date of passing this resolution, and the said approval shall be limited accordingly; and
- (d) for the purposes of this resolution:

“**Relevant Period**” means the period from the passing of this resolution until whichever is the earliest of:

- (i) the conclusion of the next annual general meeting of the Company;
- (ii) the expiration of the period within which the next annual general meeting of the Company is required by the articles of association of the Company or any applicable laws to be held; and

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## NOTICE OF ANNUAL GENERAL MEETING

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- (iii) the date on which the authority set out in this resolution is revoked or varied by way of ordinary resolution of the Company in general meeting.”; and

11. To consider and, if thought fit, pass the following resolution as an ordinary resolution of the Company:

“**THAT** conditional upon the passing of resolutions nos. 9 and 10 above, the general mandate to the Directors pursuant to resolution no. 9 be and is hereby extended by the addition thereto of such number of shares of the Company bought back by the Company under the authority granted pursuant to the resolution no. 10, provided that such number of shares shall not exceed 10% of the total number of shares of the Company in issue as at the date of passing this resolution.”

By Order of the Board of  
**EVERGRANDE PROPERTY SERVICES GROUP  
LIMITED**  
**Zhao Changlong**  
*Chairman*

Hong Kong, 13 May 2021

*Notes:*

1. A member entitled to attend and vote at the above meeting may appoint one or, if he holds two or more shares, more proxies to attend and vote instead of him. A proxy need not be a member of the Company.
2. Where there are joint holders of any share, any one of such joint holder may vote, either in person or by proxy, in respect of such share as if he were solely entitled thereto, but if more than one of such joint holders be present at the meeting, the vote of the senior who tenders a vote, whether in person or by proxy, shall be accepted to the exclusion of the votes of the other joint holders, and for this purpose seniority shall be determined by the order in which the names stand in the register of members of the Company in respect of the joint holding.
3. In order to be valid, a form of proxy together with the power of attorney (if any) or other authority (if any) under which it is signed or a certified copy thereof shall be deposited at the Company's Hong Kong branch share registrar, Computershare Hong Kong Investor Services Limited, at 17M Floor, Hopewell Centre, 183 Queen's Road East, Wanchai, Hong Kong not less than 48 hours before the time appointed for the holding of the meeting or any adjournment thereof. The proxy form will be published on the website of the Stock Exchange.
4. The register of members of the Company will be closed from 9 June 2021 to 15 June 2021 (both days inclusive) during which period no transfer of shares will be registered. In order to qualify for the entitlement to attend and vote at the forthcoming Annual General Meeting, all transfers accompanied by the relevant share certificates must be lodged with the Company's Hong Kong branch share registrar, Computershare Hong Kong Investor Services Limited, at 17M Floor, Hopewell Centre, 183 Queen's Road East, Wanchai, Hong Kong for registration not later than 4:30 p.m. on 8 June 2021.
5. As at the date of this notice, the board of Directors comprises Mr. Zhao Changlong, Mr. Hu Liang, Mr. Wang Zhen and Ms. An Lihong as executive Directors; and Mr. Chan Chun Hung, Vincent, Mr. Victor Huang and Mr. Guo Zhaohui as independent non-executive Directors.