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COUNTRY GARDEN SERVICES HOLDINGS COMPANY LIMITED

碧桂園服務控股有限公司

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 6098)

INSIDE INFORMATION PROPOSED TOP-UP PLACING OF SHARES

This announcement is made by the Company pursuant to Rule 13.09(2) of the Listing Rules and Part XIVA of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong).

Proposed Placing

The Company announces that it proposes to carry out a top-up placing of Shares. JP Morgan has been appointed as the sole placing agent in respect of the Proposed Placing.

Terms of the Proposed Placing, including the size and the issue prices, will be determined through a book-building exercise to be conducted. Upon finalisation of the terms of the Proposed Placing, the sole placing agent will enter into the Agreement with the Company and the seller of the Placing Shares.

Based on the information currently available to the parties of the Agreement, it is expected that the size of the Proposed Placing would be approximately US\$250 million and the issue price would be approximately HK\$11.61 and HK\$12.00 per Share.

The Placing Shares will not be placed to any connected persons of the Company.

The Placing Shares will not be registered under the U.S. Securities Act, and the Placing Shares will only be offered (i) within the United States in reliance on an exemption from registration under the U.S. Securities Act provided by, and in accordance with restrictions of, Rule 144A under the U.S. Securities Act or another exemption therefrom, and (ii) outside the United States in an offshore transaction in compliance with Regulation S under the U.S. Securities Act.

Proposed use of proceeds

Completion of the Proposed Placing is subject to market conditions and investors' interest. If the Proposed Placing proceeds to completion, the Company intends to use the net proceeds from the Proposed Placing for 70% of the net proceeds in mergers and acquisitions; and 30% in technologies investment, urban services and value-added services new business development.

General

As no binding agreement in relation to the Proposed Placing has been entered into as at the date of this announcement, the Proposed Placing may or may not materialise. Investors and shareholders of the Company are urged to exercise caution when dealing in the securities of the Company. A further announcement will be made by the Company as and when binding agreement in respect of the Proposed Placing has been entered into.

Definitions

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

“Agreement”	the agreement to be entered into between the Company, Concrete Win Limited, and JPM in relation to the Proposed Placing;
“Board”	the board of Directors;
“Company”	Country Garden Services Holdings Company Limited (碧桂園服務控股有限公司), a company incorporated in the Cayman Islands with limited liability, the shares of which are listed on the main board of the Stock Exchange (Stock Code: 6098);
“connected person”	has the meaning ascribed to it under the Listing Rules;
“Directors”	the directors of the Company;
“J.P. Morgan”	J.P. Morgan Securities PLC
“Listing Rules”	the Rules Governing the Listing of Securities on the Stock Exchange;
“Placing Shares”	the Shares to be placed by J.P. Morgan pursuant to the Proposed Placing;
“PRC”	the People's Republic of China, excluding Hong Kong Special Administrative Region of the People's Republic of China, Macau Special Administrative Region and Taiwan for the purpose of this announcement;

“Proposed Placing” the proposed top-up placing of the Placing Shares;
“Shares” ordinary shares of the Company;
“Stock Exchange” The Stock Exchange of Hong Kong Limited; and
“U.S. Securities Act” the United States Securities Act of 1933, as amended.

By Order of the Board
Country Garden Services Holdings Company Limited
YANG Huiyan
Chairman

Hong Kong, 10 January 2019

As of the date of this announcement, the executive Directors are Mr. LI Changjiang, Mr. XIAO Hua and Mr. GUO Zhanjun. The non-executive Directors are Ms. YANG Huiyan (Chairman), Mr. YANG Zhicheng and Ms. WU Bijun. The independent nonexecutive Directors are Mr. MEI Wenjue, Mr. RUI Meng and Mr. CHEN Weiru.