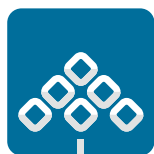


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碧桂园服务
COUNTRY GARDEN SERVICES

COUNTRY GARDEN SERVICES HOLDINGS COMPANY LIMITED

碧桂园服务控股有限公司

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 6098)

GRANT OF SHARE OPTIONS

This announcement is made pursuant to Rule 17.06A of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “**Listing Rules**”).

The board of directors (“**Director(s)**”) (collectively, the “**Board**”) of Country Garden Services Holdings Company Limited (the “**Company**”) announces that on 23 March 2021, the Company granted a total of 1,600,000 share options (the “**Share Options**”) to two eligible participants (the “**Grantees**”) in accordance with the share option scheme of the Company adopted on 28 September 2020 (the “**Share Option Scheme**”), subject to acceptance by the Grantees. The Share Options entitle the Grantees to subscribe for a total of 1,600,000 new ordinary shares of US\$0.0001 each in the capital of the Company (the “**Shares**”).

Details of the Share Options are set out below:

- | | | |
|--|---|--|
| Date of grant | : | 23 March 2021 |
| Exercise price of
Share Options granted | : | HK\$72.40 per Share, representing the highest of the following: <ul style="list-style-type: none">(i) the closing price of the Shares on the date of grant of HK\$72.40 per Share as stated on the daily quotations sheet of the Stock Exchange;(ii) the average closing price of the Shares for the five (5) business days before the date of grant of HK\$66.45 per Share as stated on the daily quotations sheet of the Stock Exchange; and(iii) 95% of the average closing price of the Shares for the ten (10) business days before the date of grant as stated on the daily quotations sheet of the Stock Exchange, being HK\$59.73 per Share. |
| Number of
Share Options granted | : | A total of 1,600,000 Share Options |
| Validity period of
the Share Options | : | Subject to vesting conditions and lapse of Share Options in accordance with the terms of the Share Option Scheme, the Share Options shall be exercisable by the Grantees up to 22 March 2026. |

Vesting conditions and vesting date of the Share Options and the portion of Share Options vested : The vesting conditions and vesting date of the Share Options granted and the portion of Share Options vested are as follows:

Tranche	Vesting Conditions, Vesting Date and Portion of Share Options Vested
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Provided that the relevant Grantee is being employed by the Group or any other entity as specified in the relevant letter of offer in relation to the Share Options (as the case may be) at the relevant date a Share Option is vested,

- | | |
|--------|---|
| First | conditional upon (i) the profit attributable to the owners of the Company as shown in the audited consolidated financial statements of the Company and its subsidiaries from time to time (collectively, the “ Group ”) (excluding non-recurring gains and losses, share-based compensation expenses, agency fees and relevant taxes and other expenses in relation to the Share Option Scheme) (the “ Net Profit ”) for the year ended 31 December 2021 representing an increase of 38% or more of the Net Profit for the year ended 31 December 2020; and (ii) the relevant Grantee having achieved the individual’s annual performance targets set by the Group for the year ended 31 December 2021, then with effect from the date of issuance of the audited financial report of the Group for the year ended 31 December 2021, 40% of the total number of Shares granted under the Share Option will be vested to the relevant Grantee; |
| Second | conditional upon (i) the Net Profit for the year ended 31 December 2022 representing an increase of 38% or more of the Net Profit for the year ended 31 December 2021; and (ii) the relevant Grantee having achieved the individual’s annual performance targets set by the Group for the year ended 31 December 2022, then with effect from the date of issuance of the audited financial report of the Group for the year ended 31 December 2022, 30% of the total number of Shares granted under the Share Option will be vested to the relevant Grantee; and |
| Third | conditional upon (i) the Net Profit for the year ended 31 December 2023 representing an increase of 38% or more of the Net Profit for the year ended 31 December 2022; and (ii) the relevant Grantee having achieved the individual’s annual performance targets set by the Group for the year ended 31 December 2023, then with effect from the date of issuance of the audited financial report of the Group for the year ended 31 December 2023, 30% of the total number of Shares granted under the Share Option will be vested to the relevant Grantee. |

For the avoidance of doubt, the relevant Grantees shall fulfill the aforesaid conditions (i) and (ii) in order for the relevant Share Options to be vested in him/her.

If the aforesaid conditions (i) and/or (ii) for vesting of Share Options is/are not fulfilled for the relevant financial year, the corresponding portion of Share Options granted will lapse.

The Grantees are employees of a subsidiary of the Company. None of the Grantees is a Director, chief executive or substantial shareholder of the Company, or any of their respective associates (as defined in the Listing Rules).

By Order of the Board
Country Garden Services Holdings Company Limited
LI Changjiang
Executive Director

Foshan, China, 23 March 2021

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 non-executive Directors are Mr. MEI Wenjue, Mr. RUI Meng and Mr. CHEN Weiru.