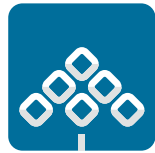


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碧桂园服务
COUNTRY GARDEN SERVICES

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)

VOLUNTARY ANNOUNCEMENT IN RELATION TO ACQUISITION OF EVERJOY SERVICES COMPANY LIMITED

This announcement is made by Country Garden Services Holdings Company Limited (the “**Company**”, together with its subsidiaries, the “**Group**”) on a voluntary basis to provide the shareholders and potential investors of the Company with the latest business developments of the Group.

EQUITY PURCHASE AGREEMENTS

On 11 February 2022, Country Garden Property Services HK Holdings Company Limited (“**CG Property Services HK**”, an indirect wholly-owned subsidiary of the Company) entered into binding equity purchase agreements (the “**Agreements**”) with Chuangchen International Co., Ltd. (創辰國際有限公司), Chuangzhuo International Co., Ltd. (創卓國際有限公司), Chuangyuan International Co., Ltd. (創沅國際有限公司), Tycoon Ample Limited (亨盛有限公司), Chuangzhi International Co., Ltd. (創志國際有限公司), Chuangtong International Co., Ltd. (創同國際有限公司), Mr. Yang Jian (楊劍), Mr. Li Jiacheng (李家城) and Mr. Ma Fei (馬飛) (collectively, the “**Vendors**”), in relation to the acquisition by CG Property Services HK of a total of approximately 93.76% equity interest in Everjoy Services Company Limited (中梁百悦智佳服務有限公司) (the “**Target Company**”) (the “**Acquisition**”). The terms of the Agreements were determined after arm’s length negotiations between the parties.

Completion of the Acquisition and the consideration payment are subject to a number of contractual arrangements (including further due diligence) under the Agreements, and the final consideration shall be adjusted within the consideration cap according to the terms of the Agreements and further due diligence results. The Company will comply with the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “**Listing Rules**”) and will make further announcements (if applicable) in due course.

REASONS AND BENEFITS

The Acquisition will complement the Group's business and help the Group in strengthening its brand influence in medium- and high-end residential property management and expanding the potential of its community value-added services. In addition, there is a high degree of overlap in business areas between the Group's projects and those of the Target Company and its subsidiaries (the **"Target Group"**), which is conducive to integrating the advantages of both sides, lowering operating costs and improving profitability in the overlapped business areas in the future. The Acquisition will also further enhance the Group's influence and competitiveness in the market, contribute to its long-term steady growth and create better returns for the shareholders of the Company.

TARGET COMPANY

The Target Company is a company incorporated in the Cayman Islands with limited liability and is principally engaged in investment holding. Its subsidiaries are principally engaged in property management services, value-added services to non-property owners and community value-added services.

The Target Group is a fast-growing property management service provider in China with a national presence and a strong focus on the Yangtze River Delta. In 2020, the Target Group was recognized as 28th in terms of contracted gross floor area (**"GFA"**) among Top 50 China Property Management Companies (中國物業服務企業合約規模榜五十強) by CRIC China (易居克而瑞(中國)), 37th in terms of GFA under management among Top 100 China Property Management Companies (中國物業服務企業在管規模榜百強), and ranked among Top 50 China Property Management Companies in terms of Quality Service (中國物業服務企業服務力五十強) by CRIC China (易居克而瑞(中國)).

As at the date of this announcement, the Target Company is held by the Vendors and CG Property Services HK as to approximately 93.76% and 6.24%, respectively. Upon completion of the Acquisition, the Target Company will become an indirect wholly-owned subsidiary of the Company, and its results, assets and liabilities will be consolidated into the accounts of the Group.

LISTING RULES IMPLICATIONS

As at the date of this announcement, to the best of the Company's knowledge, information and belief after having made all reasonable enquiries, the Vendors and their ultimate beneficial owners are third parties independent of the Company and its connected persons. As such, the Acquisition does not constitute a connected transaction of the Company under Chapter 14A of the Listing Rules. As all applicable percentage ratios in respect of the Agreements are less than 5%, the Acquisition does not constitute a discloseable transaction of the Company and is not subject to the reporting and announcement requirements under Chapter 14 of the Listing Rules. This announcement is made by the Company on a voluntary basis.

GENERAL

CG Property Services HK is an indirect wholly-owned subsidiary of the Company and its subsidiaries are principally engaged in the provision of property management services, community value-added services, value-added services to non-property owners and “Three Supplies and Property Management” businesses (currently including property management services and heat supply business), city services and commercial operational services.

The Company is an investment holding company and a leading service provider in comprehensive property management in the PRC with residential property as its major focus. Its subsidiaries are principally engaged in property management services, community value-added services, value-added services to non-property owners and “Three Supplies and Property Management” businesses (currently including property management services and heat supply business), city services and commercial operational services.

The Acquisition is not completed yet. Shareholders and potential investors of the Company are advised to exercise caution when dealing in the shares of the Company.

By order of the Board
Country Garden Services Holdings Company Limited
LI Changjiang
President and Executive Director

Foshan, China, 14 February 2022

As of the date of this announcement, the executive Directors are Mr. LI Changjiang (President), 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.