

Unless otherwise defined herein, capitalized terms in this announcement shall have the same meanings as those defined in the prospectus dated October 29, 2021 (the “**Prospectus**”) issued by Beijing Capital Jiaye Property Services Co., Limited (the “**Company**”).

Hong Kong Exchanges and Clearing Limited, The Stock Exchange of Hong Kong Limited (the “**Stock Exchange**”) and Hong Kong Securities Clearing Company Limited (the “**HKSCC**”) take no responsibility for the contents of this announcement, make no representation as to its accuracy or completeness and expressly disclaim any liability whatsoever for any loss howsoever arising from or in reliance upon the whole or any part of the contents of this announcement.

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 Hong Kong Public Offering and the International Offering described below before deciding whether or not to invest in the H Shares thereby offered.

This announcement is not for release, publication, distribution, directly or indirectly, in or into the United States (including its territories and possessions, any state of the United States and the District of Columbia). This announcement does not constitute or form a part of any offer to sell or solicitation to purchase or subscribe for securities in the United States or in any other jurisdictions. The H 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 laws of the United States. The securities may not be offered or sold in the United States except pursuant to an effective registration statement or in accordance with an available exemption from, or in a transaction not subject to, the registration requirements of the U.S. Securities Act. There will be no public offer of securities in the United States. The H Shares are being offered and sold outside the United States in offshore transactions in accordance with Regulation S under the U.S. Securities Act.

In connection with the Global Offering, China International Capital Corporation Hong Kong Securities Limited, as stabilizing manager (the “**Stabilizing Manager**”), its affiliates or any person acting for it and on behalf of the Underwriters, may over-allocate or effect transactions with a view to stabilizing or supporting the market price of the H 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 stabilization action, if commenced, 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 (Chapter 571 of the Laws of Hong Kong).

Potential investors should be aware that stabilizing action cannot be taken to support the price of the H Shares for longer than the stabilization period which begins on the Listing Date, and is expected to expire on Friday, December 3, 2021, 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 H Shares, and therefore the price of the H Shares, could fall.

The Hong Kong Offer Shares will be offered to the public in Hong Kong subject to the terms and conditions set out in the Prospectus. The Hong Kong Offer Shares will not be offered to any person who is outside Hong Kong and/or not resident in Hong Kong.



## Beijing Capital Jiaye Property Services Co., Limited

北京京城佳業物業股份有限公司

(A joint stock company incorporated in the People's Republic of China with limited liability)

### GLOBAL OFFERING

Number of Offer Shares under the Global Offering	:	36,667,200 H Shares (subject to adjustment and the Over-allotment Option)
Number of Hong Kong Offer Shares	:	3,667,200 H Shares (subject to adjustment)
Number of International Offer Shares	:	33,000,000 H Shares (subject to adjustment and the Over-allotment Option)
Maximum Offer Price	:	HK\$9.96 per H 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)
Nominal value	:	RMB1.00 per H Share
Stock Code	:	2210

#### *Sole Sponsor*



#### *Sole Global Coordinator*



#### *Joint Bookrunners and Joint Lead Managers*



**IMPORTANT NOTICE TO INVESTORS:  
FULLY ELECTRONIC APPLICATION PROCESS**

**We have adopted a fully electronic application process for the Hong Kong Public Offering. We will not provide printed copies of the Prospectus or printed copies of any application forms to the public in relation to the Hong Kong Public Offering.**

**The prospectus is available at the website of the Stock Exchange at [www.hkexnews.hk](http://www.hkexnews.hk) under the “HKEXnews > New Listings > New Listing Information” section, and our website at <http://www.bcjps.com>. If you require a printed copy of the Prospectus, you may download and print from the website addresses above.**

To apply for the Hong Kong Offer Shares, you may:

- (1) apply online via the **White Form eIPO** at [www.eipo.com.hk](http://www.eipo.com.hk); or
- (2) apply through the CCASS EIPO service to electronically cause HKSCC Nominees to apply on your behalf, including by:
  - (i) instructing your broker or custodian who is a CCASS Clearing Participant or a CCASS Custodian Participant to give electronic application instructions via CCASS terminals to apply for the Hong Kong Offer Shares on your behalf; or
  - (ii) (if you are a CCASS Investor Participant) giving electronic application instructions through the CCASS Internet System (<https://ip.ccass.com>) or through the CCASS Phone System by calling +852 2979 7888 (following the procedures contained in HKSCC’s “An Operating Guide for Investor Participants” in effect from time to time). HKSCC can also input electronic application instructions for CCASS Investor Participants through HKSCC’s Customer Service Centre at 1/F, One & Two Exchange Square, 8 Connaught Place, Central, Hong Kong by completing an input request form.

We will not provide any physical channels to accept any application for the Hong Kong Offer Shares by the public. The contents of the electronic version of the prospectus are identical to the printed prospectus as registered with the Registrar of Companies in Hong Kong pursuant to Section 342C of the Companies (Winding Up and Miscellaneous Provisions) Ordinance (Chapter 32 of the Laws of Hong Kong).

If you are an intermediary, broker or agent, please remind your customers, clients or principals, as applicable, that the prospectus is available online at the website addresses above.

Please refer to the section headed “How to Apply for Hong Kong Offer Shares” in the Prospectus for further details of the procedures through which you can apply for the Hong Kong Offer Shares electronically.

Your application through the **White Form eIPO** service or the **CCASS EIPO** service must be for a minimum of 400 Hong Kong Offer Shares and in one of the numbers set out in the table. You are required to pay the amount next to the number you select.

No. of Hong Kong Offer Shares applied for	Amount payable on application <i>HK\$</i>	No. of Hong Kong Offer Shares applied for	Amount payable on application <i>HK\$</i>	No. of Hong Kong Offer Shares applied for	Amount payable on application <i>HK\$</i>	No. of Hong Kong Offer Shares applied for	Amount payable on application <i>HK\$</i>
400	4,024.15	8,000	80,482.93	70,000	704,225.68	500,000	5,030,183.46
800	8,048.30	10,000	100,603.67	80,000	804,829.35	600,000	6,036,220.15
1,200	12,072.44	12,000	120,724.41	90,000	905,433.02	700,000	7,042,256.84
1,600	16,096.59	14,000	140,845.13	100,000	1,006,036.69	800,000	8,048,293.54
2,000	20,120.74	16,000	160,965.87	150,000	1,509,055.04	900,000	9,054,330.23
2,400	24,144.89	18,000	181,086.60	200,000	2,012,073.38	1,000,000	10,060,366.92
2,800	28,169.02	20,000	201,207.34	250,000	2,515,091.73	1,100,000	11,066,403.61
3,200	32,193.17	30,000	301,811.01	300,000	3,018,110.08	1,200,000	12,072,440.30
3,600	36,217.32	40,000	402,414.68	350,000	3,521,128.42	1,300,000	13,078,477.00
4,000	40,241.47	50,000	503,018.35	400,000	4,024,146.77	1,500,000	15,090,550.38
6,000	60,362.20	60,000	603,622.02	450,000	4,527,165.11	1,833,600 <sup>(1)</sup>	18,446,688.78

*Note:*

(1) Maximum number of Hong Kong Offer Shares you may apply for.

No application for any other number of the Hong Kong Offer Shares will be considered and any such application is liable to be rejected.

## THE LISTING APPLICATION

We have applied to the Stock Exchange for the listing of, and permission to deal in, the H Shares to be issued pursuant to the Global Offering (including any H Shares which may be issued pursuant to the exercise of the Over-allotment Option).

## STRUCTURE OF THE GLOBAL OFFERING

The Global Offering comprises:

- the Hong Kong Public Offering of initially 3,667,200 H Shares (subject to adjustment) in Hong Kong, representing approximately 10% of the total number of H Shares initially available under the Global Offering; and
- the International Offering of initially 33,000,000 H Shares (subject to adjustment and the Over-allotment Option, representing approximately 90% of the total number of H Shares initially available under the Global Offering.

The allocation of the Offer Shares between the Hong Kong Public Offering and the International Offering will be subject to reallocation as described in the section headed “Structure of the Global Offering” in the Prospectus.

In particular, subject to the requirements under Practice Note 18 of the Listing Rules and Guidance Letter HKEX-GL91-18, the Sole Global Coordinator may, at its sole discretion, reallocate Offer Shares from the International Offering to the Hong Kong Public Offering to satisfy valid applications under the Hong Kong Public Offering. 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 reallocated to the Hong Kong Public Offering following such reallocation shall not exceed 7,334,400 H Shares, representing approximately 20% of the Offer Shares initially available under the Global Offering, increasing the total number of Offer Shares available under the Hong Kong Public Offering to 7,334,400 H Shares, representing approximately 20% of the Offer Shares and the final Offer Price shall be fixed at the bottom end of the indicative Offer Price range (i.e. HK\$8.28 per H Share) stated in the Prospectus.

In connection with the Global Offering and pursuant to the International Underwriting Agreement, the Company is expected to grant to the International Underwriters, exercisable by the Sole Global Coordinator (for itself and on behalf of the International Underwriters), the Over-allotment Option, at any time from the effective date of the International Underwriting Agreement to Friday, December 3, 2021, being the 30th day after the last day for lodging applications under the Hong Kong Public Offering, to require the Company to issue and allot up to 5,500,000 additional H Shares, representing approximately 15.00% of the Offer Shares initially available under the Global Offering, at the Offer Price, to cover over-allocations in the International Offering, if any. In the event the Over-allotment Option is exercised, we will make an announcement which will be posted on the website of the Stock Exchange ([www.hkexnews.hk](http://www.hkexnews.hk)) and on our website (<http://www.bcjps.com>), respectively.

## PRICING

The Offer Price will not be more than HK\$9.96 per H Share and is expected to be not less than HK\$8.28 per H Share, unless otherwise announced as further explained in the section headed “Structure of the Global Offering” in the Prospectus. Applicants for the Offer Shares are required to pay, on application, the maximum Offer Price of HK\$9.96 per H Share together with brokerage fee of 1.0%, SFC transaction levy of 0.0027% and the Stock Exchange trading fee of 0.005%, subject to refund if the Offer Price as finally determined is less than HK\$9.96 per H Share.

**Prospective investors should be aware that the Offer Price to be determined on the Price Determination Date may be, but is not expected to be, lower than the indicative Offer Price range stated in the Prospectus.**

## EXPECTED TIMETABLE<sup>(1)</sup>

Hong Kong Public Offering commences . . . . . 9:00 a.m. on  
Friday, October 29, 2021

Latest time to complete electronic applications  
under **White Form eIPO** service  
through the designated website  
at [www.eipo.com.hk](http://www.eipo.com.hk) . . . . . 11:30 a.m. on  
Wednesday, November 3, 2021

Application lists for the Hong Kong Public

Offering open ..... 11:45 a.m. on  
Wednesday, November 3, 2021

Latest time for giving

**electronic application instructions to HKSCC** ..... 12:00 noon on  
Wednesday, November 3, 2021

Latest time to complete payments for **White Form**

**eIPO** applications by effecting internet  
banking transfer(s) or PPS payment transfer(s) ..... 12:00 noon on  
Wednesday, November 3, 2021

If you are instructing your broker or custodian who is a CCASS Clearing Participant or a CCASS Custodian Participant to give **electronic application instructions** via CCASS terminals to apply for the Hong Kong Offer Shares on your behalf, you are advised to contact your broker or custodian for the latest time for giving such instructions which may be different from the latest time as stated above.

Application lists for the Hong Kong Public

Offering close ..... 12:00 noon on  
Wednesday, November 3, 2021

Expected Price Determination Date. .... Wednesday, November 3, 2021

Announcement of the Offer Price,

the indications of the level of interest in  
the International Offering, the level of  
applications in the Hong Kong Public Offering,  
and the basis of allocation of the Hong Kong  
Offer Shares to be published at the websites of the  
Stock Exchange at [www.hkexnews.hk](http://www.hkexnews.hk) and the  
Company at <http://www.bcjps.com> on or before ..... Tuesday, November 9, 2021

Results of allocations in the Hong Kong

Public Offering (with successful applicants’  
identification document numbers, where  
appropriate) to be available through a variety of  
channels. (Please refer to “How to Apply  
for Hong Kong Offer Shares – 12. Publication of  
Results” of the Prospectus) from ..... Tuesday, November 9, 2021

Results of allocations in the Hong Kong

Public Offering will be available at  
[www.iporeresults.com.hk](http://www.iporeresults.com.hk) (alternatively:  
English <https://www.eipo.com.hk/en/Allotment>;  
Chinese <https://www.eipo.com.hk/zh-hk/Allotment>)  
with a “search by ID” function from ..... 8:00 a.m. on Tuesday, November 9,  
2021 to 12:00 midnight on  
Monday, November 15, 2021



The allocation results telephone enquiry by  
**calling+852 2862 8555 between** . . . . . 9:00 a.m. and 6:00 p.m. on  
Tuesday, November 9, 2021 to  
Friday, November 12, 2021

Despatch/collection of H Share certificates in respect of  
wholly or partially successful applications  
pursuant to the Hong Kong Public Offering  
on or before . . . . . Tuesday, November 9, 2021

Despatch/collection of refund cheques and White Form  
e-Refund payment instructions in respect of  
wholly or partially successful applications  
(if applicable) or wholly or partially unsuccessful  
applications pursuant to the Hong Kong  
Public Offering on or before . . . . . Tuesday, November 9, 2021

Dealings in H Shares on the Main Board of  
the Stock Exchange to commence at . . . . . 9:00 a.m. on  
Wednesday, November 10, 2021

*Notes:*

- (1) All times refer to Hong Kong local time. Details of the structure and conditions of the Global Offering are set out in the section headed “Structure of the Global Offering” in the Prospectus.

## **SETTLEMENT**

Subject to the granting of the approval for listing of, and permission to deal in, the H Shares on the Stock Exchange and compliance with the stock admission requirements of HKSCC, the H 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 H 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 CCASS Operational Procedures in effect from time to time. All necessary arrangements have been made to enable the H 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.

## **ELECTRONIC APPLICATION CHANNELS**

### **White Form eIPO service**

You may submit your application to the **White Form eIPO** Service Provider at **[www.eipo.com.hk](http://www.eipo.com.hk)** (24 hours daily, except on the last application day) from 9:00 a.m. Friday, October 29, 2021 until 11:30 a.m. on Wednesday, November 3, 2021 and the latest time for completing full payment of application monies in respect of such applications will be 12:00 noon on Wednesday, November 3, 2021 or such later time as set out in the section headed “How to Apply for Hong Kong Offer Shares – 11. Effect of Bad Weather on the Opening of the Application Lists” in the Prospectus.

## CCASS EIPO SERVICE

CCASS Clearing/Custodian Participants can input **electronic application instructions** at the following times on the following dates<sup>(1)</sup>:

<b>Friday, October 29, 2021</b>	<b>–</b>	<b>9:00 a.m. to 8:30 p.m.</b>
<b>Monday, November 1, 2021</b>	<b>–</b>	<b>8:00 a.m. to 8:30 p.m.</b>
<b>Tuesday, November 2, 2021</b>	<b>–</b>	<b>8:00 a.m. to 8:30 p.m.</b>
<b>Wednesday, November 3, 2021</b>	<b>–</b>	<b>8:00 a.m. to 12:00 noon</b>

*Note:*

- (1) These times are subject to change as HKSCC may determine from time to time with prior notification to CCASS Clearing/Custodian Participants.

CCASS Investor Participants can input **electronic application instructions** from 9:00 a.m. on Friday, October 29, 2021 until 12:00 noon on Wednesday, November 3, 2021 (24 hours daily, except on the last application day).

The latest time for inputting your **electronic application instructions** will be 12:00 noon on Wednesday, November 3, 2021, the last application day or such later time as described in the section headed “How to apply for Hong Kong Offer Shares – 11. Effect of Bad Weather on the Opening of the Application Lists” in the prospectus.

If you are instructing your **broker** or **custodian** who is a CCASS Clearing Participant or a CCASS Custodian Participant to give **electronic application instructions** via CCASS terminals to apply for the Hong Kong Offer Shares on your behalf, you are advised to contact your broker or custodian for the latest time for giving such instructions which may be different from the latest time as stated above.

The application monies (including the brokerage fees, SFC transaction levy and the Stock Exchange trading fee) will be held by the receiving bank 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 Tuesday, November 9, 2021.

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

Application for the Hong Kong Offer Shares will only be considered on the basis of the terms and conditions set out in the Prospectus the **GREEN** Application Form, and on the designated website ([www.eipo.com.hk](http://www.eipo.com.hk)) for the **White Form eIPO** service.



## **PUBLICATION OF RESULTS**

We expect to announce the final Offer Price, the level of indications of interest in the International Offering, the level of applications in the Hong Kong Public Offering and the basis of allocation of the Hong Kong Offer Shares on Tuesday, November 9, 2021 on our website at <http://www.bcjps.com> and the website of the Stock Exchange at [www.hkexnews.hk](http://www.hkexnews.hk).

The results of allocations and the Hong Kong identity card/passport/Hong Kong business registration numbers of successful applicants (where applicable) under the Hong Kong Public Offering will be available through a variety of channels at the times and date and in the manner specified in the section headed “How to Apply for Hong Kong Public Offer Shares – 12. Publication of Results” in the Prospectus.

If an application is rejected, not accepted or accepted in part only, or if the Offer Price as finally determined is less than the maximum Offer Price of HK\$9.96 per Offer Share (excluding the brokerage, the SFC transaction levy and the Stock Exchange trading fee), or if the conditions of the Hong Kong Public Offering are not fulfilled in accordance with “Structure of the Global Offering – Conditions of the Hong Kong Public Offering” of the Prospectus or if any application is revoked, the application monies, or the appropriate portion thereof, together with the related brokerage, SFC transaction levy and Stock Exchange trading fee, will be refunded, without interest.

No temporary document of title will be issued in respect of the H Shares. No receipt will be issued for sums paid on application. H Share certificates will only become valid at 8:00 a.m. on the Listing Date, provided that the Global Offering has become unconditional and the right of termination described in the section headed “Underwriting” in the Prospectus has not been exercised.

Assuming the Global Offering becomes unconditional at or before 8:00 a.m. on Wednesday, November 10, 2021 (Hong Kong time), dealings in the H Shares are expected to commence at 9:00 a.m. on Wednesday, November 10, 2021 (Hong Kong time). The H Shares will be traded in board lots of 400 H Shares each. The stock code of the Company is 2210.

By order of the Board  
**Beijing Capital Jiaye Property Services Co., Limited**  
**Mr. Zhang Weize**  
*Chairman*

Hong Kong, Friday, October 29, 2021

*As at the date of this announcement, the Board comprises Mr. Zhang Weize, Mr. Yang Jun, Mr. Luo Zhou and Mr. Yao Xin as executive Directors; Mr. Xie Ping and Mr. Mao Lei as non-executive Directors; and Mr. Cheng Peng, Mr. Kong Weiping and Mr. Kong Chi Mo as independent non-executive Directors.*

*This announcement is available for viewing on the website of the Company at <http://www.bcjps.com> and the website of the Stock Exchange at [www.hkexnews.hk](http://www.hkexnews.hk).*