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Unless otherwise defined herein, capitalized terms used in this announcement shall have the same meanings as those defined in the prospectus dated Monday, June 24, 2024 (the “**Prospectus**”) issued by Xi’an Kingfar Property Services Co., Ltd. (the “**Company**”).

This announcement is for information purposes only and does not constitute an invitation or offer to acquire, purchase or subscribe for any securities of our Company. This announcement is not a prospectus. Potential investors should read the Prospectus for detailed information about our Company and the Global Offering described below before deciding whether or not to invest in the Offer Shares. Any investment decision in relation to the Offer Shares should be taken solely in reliance on the information provided in the Prospectus.

This announcement does not constitute an offer to sell or the solicitation of an offer to buy nor shall there be any sale of Offer Shares in any jurisdiction in which such offer, solicitation or sales would be unlawful. 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 or solicitation to purchase or subscribe for securities in the United States or in any other jurisdiction. The Offer 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 securities law of any state or other jurisdiction of the United States and may not be offered, sold, pledged or transferred within the United States, except in transactions exempt from, or not subject to, the registration requirements of the U.S. Securities Act. We have not intended and does not intend to make any public offer of securities in the United States. The Offer Shares are being offered and sold outside the United States in offshore transactions in reliance on Regulation S under the U.S. Securities Act.

In connection with the Global Offering, CEB International Capital Corporation Limited, as stabilizing manager (the “**Stabilizing Manager**”), its affiliates or any person acting for it, 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 in an open market 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 conducted 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 date for lodging 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 (Chapter 571W of the Laws of Hong Kong), as amended, made under the Securities and Futures Ordinance (Chapter. 571 of the Laws of Hong Kong). Potential investors should be aware that stabilizing actions cannot be taken to support the price of the H Shares for longer than the stabilization period which will begin on the Listing Date and is expected to expire on the 30th day after the last date for lodging applications under the Hong Kong Public Offering. After this date, no further stabilizing action may be taken, and 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 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. Potential investors of the Offer Shares should note that the Sole Sponsor and the Joint Overall Coordinators (for themselves and on behalf of the Hong Kong Underwriters) shall, in their sole and absolute discretion, terminate the Hong Kong Underwriting Agreement with immediate effect upon the occurrence of any of the events set out in the section headed “Underwriting – Underwriting Arrangements and Expenses – Hong Kong Public Offering – Grounds for Termination” in the Prospectus at any time prior to 8:00 a.m. (Hong Kong time) on the Listing Date (which is currently expected to be on Wednesday, July 3, 2024).

In connection with the Global Offering, we expect to grant the Over-allotment Option to the International Underwriters, exercisable by CEB International Capital Corporation Limited at its sole and absolute discretion on behalf of the International Underwriters at any time from the Listing Date until Saturday, July 27, 2024, being the 30th day after the last day for lodging applications under the Hong Kong Public Offering. Pursuant to the Over-allotment Option, CEB International Capital Corporation Limited will have the right to require us to allot and issue, at the Offer Price, up to an aggregate of additional 2,499,900 H Shares, representing in aggregate approximately 15% of the number of the Offer Shares initially available under the Global Offering to cover over-allocations in the International Offering, if any.



**Xi'an Kingfar Property Services Co., Ltd.**  
**西安經發物業股份有限公司**

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

**GLOBAL OFFERING**

<b>Number of Offer Shares under the Global Offering</b>	<b>: 16,666,800 H Shares (subject to the Over-allotment Option)</b>
<b>Number of Hong Kong Offer Shares</b>	<b>: 1,666,800 H Shares (subject to reallocation)</b>
<b>Number of International Offer Shares</b>	<b>: 15,000,000 H Shares (subject to reallocation and the Over-allotment Option)</b>
<b>Maximum Offer Price</b>	<b>: HK\$9.30 per H Share, plus brokerage of 1.0%, SFC transaction levy of 0.0027%, Hong Kong Stock Exchange trading fee of 0.00565% and AFRC transaction levy of 0.00015% (payable in full on application in Hong Kong dollars and subject to refund)</b>
<b>Nominal value</b>	<b>: RMB1.00 per H Share</b>
<b>Stock code</b>	<b>: 1354</b>

*Sole Sponsor*



*Joint Overall Coordinators, Joint Global Coordinators, Joint Bookrunners and Joint Lead Managers*



*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 to the public in relation to the Hong Kong Public Offering.**

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

To apply for Hong Kong Offer Shares, you may use one of the following application channels:

<b>Application Channel</b>	<b>Platform</b>	<b>Target Investors</b>	<b>Application Time</b>
<b>White Form eIPO service</b>	Apply online through the <b>White Form eIPO</b> service at <a href="http://www.eipo.com.hk">www.eipo.com.hk</a> .	Investors who would like to receive a physical Share certificate. Hong Kong Offer Shares successfully applied for will be allotted and issued in your own name.	From 9:00 am on Monday, June 24, 2024 to 11:30 a.m. on Thursday, June 27, 2024, Hong Kong time.  The latest time for completing full payment of application monies will be 12:00 noon on Thursday, June 27, 2024, Hong Kong time.
<b>HKSCC EIPO channel</b>	Your broker or custodian who is a HKSCC Participant will submit an electronic application instructions on your behalf through HKSCC’s FINI system in accordance with your instruction.	Investors who would not like to receive a physical Share certificate. Hong Kong Offer Shares successfully applied for will be allotted and issued in the name of HKSCC Nominees, deposited directly into CCASS and credited to your designated HKSCC Participant’s stock account.	Contact your broker or custodian for the earliest and latest time for giving such instructions, as this may vary by broker or custodian.

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 document 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 must be for a minimum of 300 Hong Kong Offer Shares and in one of the numbers set out in the table below. You are required to pay the amount next to the number you select.

Your application through the **White Form eIPO** service or the **HKSCC EIPO** channel must be made for a minimum of 300 Hong Kong Offer Shares and in multiples of that number of Hong Kong Offer Shares as set out in the table below. No application for any other number of Hong Kong Offer Shares will be considered and such an application is liable to be rejected. If you are applying through the **White Form eIPO** service, you may refer to the table below for the amount payable for the number of Shares you have selected. You must pay the respective amount payable on application in full upon application for Hong Kong Offer Shares. If you are applying through the **HKSCC EIPO** channel, you are required to pre-fund your application based on the amount specified by your broker or custodian, as determined based on the applicable laws and regulations in Hong Kong.

No. of Hong Kong Offer Shares applied for	Amount payable <sup>(2)</sup> on application <i>HK\$</i>	No. of Hong Kong Offer Shares applied for	Amount payable <sup>(2)</sup> on application <i>HK\$</i>	No. of Hong Kong Offer Shares applied for	Amount payable <sup>(2)</sup> on application <i>HK\$</i>	No. of Hong Kong Offer Shares applied for	Amount payable <sup>(2)</sup> on application <i>HK\$</i>
300	2,818.14	3,000	28,181.37	30,000	281,813.71	180,000	1,690,882.29
600	5,636.28	4,500	42,272.05	45,000	422,720.58	210,000	1,972,696.00
900	8,454.41	6,000	56,362.74	60,000	563,627.44	240,000	2,254,509.72
1,200	11,272.55	7,500	70,453.42	75,000	704,534.29	270,000	2,536,323.44
1,500	14,090.69	9,000	84,544.12	90,000	845,441.15	300,000	2,818,137.16
1,800	16,908.83	10,500	98,634.81	105,000	986,348.00	450,000	4,227,205.73
2,100	19,726.96	12,000	112,725.49	120,000	1,127,254.85	600,000	5,636,274.30
2,400	22,545.09	13,500	126,816.17	135,000	1,268,161.72	750,000	7,045,342.88
2,700	25,363.24	15,000	140,906.86	150,000	1,409,068.58	833,400 <sup>(1)</sup>	7,828,785.01

- (1) Maximum number of Hong Kong Offer Shares you may apply for.
- (2) The amount payable is inclusive of brokerage, SFC transaction levy, the Hong Kong Stock Exchange trading fee and AFRC transaction levy. If your application is successful, brokerage will be paid to the Exchange Participants (as defined in the Listing Rules) and the SFC transaction levy, the Hong Kong Stock Exchange trading fee and AFRC transaction levy are paid to the Hong Kong Stock Exchange (in the case of the SFC transaction levy, collected by the Hong Kong Stock Exchange on behalf of the SFC; and in the case of the AFRC transaction levy, collected by the Hong Kong Stock Exchange on behalf of the AFRC).

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

## APPLICATION FOR LISTING ON THE HONG KONG STOCK EXCHANGE

We have applied to the Listing Committee of the Hong Kong Stock Exchange for the listing of, and permission to deal in, our H Shares to be issued pursuant to the Global Offering.

## STRUCTURE OF THE GLOBAL OFFERING

The Global Offering comprises consists of:

- (i) the Hong Kong Public Offering of initially 1,666,800 H Shares (subject to reallocation) in Hong Kong, representing approximately 10.00% of the total number of Offer Shares initially available under the Global Offering; and
- (ii) the International Placing of initially 15,000,000 H Shares (subject to reallocation and the Over-allotment Option), representing approximately 90.00% of the total number of Offer Shares initially available under the Global Offering.

The allocation of the Offer Shares between the Hong Kong Public Offering and the International Placing is subject to reallocation as detailed in the section headed “*Structure of the Global Offering – The Hong Kong Public Offering – Reallocation*” in the Prospectus.

In particular, CEB International Capital Corporation Limited may, at its discretion, reallocate Offer Shares initially allocated for the International Offering to the Hong Kong Public Offering. In accordance with Practice Note 18 of the Listing Rules and Chapter 4.14 of the Guide for New Listing Applicants (the “**Guide**”) issued by the Hong Kong Stock Exchange, if such reallocation is done other than pursuant to clawback mechanism as described in the section headed “*Structure of the Global Offering – The Hong Kong Public Offering – Reallocation*” in the Prospectus, the maximum total number of Offer Shares that may be allocated to the Hong Kong Public Offering following such reallocation shall be not more than 3,333,300 Offer Shares, representing approximately two times of the total number of Hong Kong Offer Shares initially available under the Hong Kong Public Offering and the final Offer Price shall be fixed at the low-end of the indicative Offer Price range (i.e. HK\$7.50 per Offer Share) as stated in the Prospectus.

## **PRICING**

The Offer Price will be no more than HK\$9.30 per Offer Share and is expected to be no less than HK\$7.50 per Offer Share unless to be otherwise announced. Applicants under the Hong Kong Public Offering are required to pay, on application (subject to application channel), the maximum Offer Price of HK\$9.30 per Hong Kong Offer Share plus the brokerage of 1.0%, the SFC transaction levy of 0.0027%, the Hong Kong Stock Exchange trading fee of 0.00565% and the AFRC transaction levy of 0.00015% payable on each Offer Share.

If the Offer Price is less than the maximum Offer Price, appropriate refund payments (including the brokerage fee, the SFC transaction levy, the Hong Kong Stock Exchange trading fee and the AFRC transaction levy attributable to the surplus application monies) will be made to successful applicants.

## **EXPECTED TIMETABLE**

	<b>Date</b>
Hong Kong Public Offering commences . . . . .	9:00 a.m. on Monday, June 24, 2024
Latest time for completing electronic applications under <b>White Form eIPO</b> service through the designated website <a href="http://www.eipo.com.hk">www.eipo.com.hk</a> . . . . .	11:30 a.m. on Thursday, June 27, 2024
Application lists for the Hong Kong Public Offering open . . . . .	11:45 a.m. on Thursday, June 27, 2024
Latest time for completing payment for the <b>White Form eIPO</b> applications by effecting internet banking transfer(s) or PPS payment transfer(s) and giving <b>electronic application</b> <b>instructions</b> to HKSCC. . . . .	12:00 noon on Thursday, June 27, 2024

If you are instructing your **broker** or **custodian** who is a HKSCC Participant to apply for the Hong Kong Offer Shares on your behalf through the **HKSCC EIPO** channel, 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 close . . . . . 12:00 noon on Thursday, June 27, 2024

Expected Price Determination Date . . . . . Friday, June 28, 2024

Announcement of the Final Offer Price, the level of applications in the Hong Kong Public Offering, the level of indications of interest in the International Offering and the basis of allocation of the Hong Kong Offer Shares to be published on the websites of the Hong Kong Stock Exchange at [www.hkexnews.hk](http://www.hkexnews.hk) and our Company at [www.xajfwy.com](http://www.xajfwy.com) at or before . . . . . 11:00 p.m. on Tuesday, July 2, 2024

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, including:

- in the announcement to be posted on our website and the website of the Hong Kong Stock Exchange at [www.xajfwy.com](http://www.xajfwy.com) and [www.hkexnews.hk](http://www.hkexnews.hk), respectively . . . . . at or before 11:00 p.m. on Tuesday, July 2, 2024
- from the designated results of allocations website at [www.iporeresults.com.hk](http://www.iporeresults.com.hk) (alternatively: [www.eipo.com.hk/eIPOAllotment](http://www.eipo.com.hk/eIPOAllotment)) from . . . . . 11:00 p.m. on Tuesday, July 2, 2024 to 12:00 midnight on Monday, July 8, 2024
- from the allocation results telephone enquiry by calling +852 2862 8555 between 9:00 a.m. and 6:00 p.m. on . . . . . Wednesday, July 3, 2024, Thursday, July 4, 2024, Friday, July 5, 2024 and Monday, July 8, 2024

H Share certificates (if applicable) in respect  
of wholly or partially successful applications  
to be dispatched or deposited into CCASS on or before . . . . . Tuesday, July 2, 2024

White Form e-Refund payment  
instructions/Refund checks in respect of  
wholly successful (if applicable) or wholly or  
partially unsuccessful applications to be dispatched on  
or before . . . . . Wednesday, July 3, 2024

Dealings in H Shares on the Hong Kong Stock Exchange  
to commence at . . . . . 9:00 a.m. on Wednesday, July 3, 2024

*Note:* Unless otherwise stated, all dates and times refer to Hong Kong local dates and times.

**SETTLEMENT**

Subject to the granting of the listing of, and permission to deal in, the H Shares on the Hong Kong 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 Hong Kong Stock Exchange or on any other date HKSCC chooses. Settlement of transactions between participants of the Hong Kong Stock Exchange is required to take place in CCASS on the second settlement day after any trading day. All activities under CCASS are subject to the General Rules of HKSCC and HKSCC Operational Procedures in effect from time to time. Investors should seek the advice of their stockbroker or other professional advisor for details of the settlement arrangements as such arrangements may affect their rights and interests. All necessary arrangements have been made to enable the H Shares to be admitted into CCASS.



## APPLICATION CHANNELS

The Hong Kong Public Offering period will begin at 9:00 am on Monday, June 24, 2024 and end at 12:00 noon on Thursday, June 27, 2024 (Hong Kong time).

To apply for Hong Kong Offer Shares, you may use one of the following application channels:

Application Channel	Platform	Target Investors	Application Time
<b>White Form eIPO service</b>	Apply online through the <b>White Form eIPO</b> service at <a href="http://www.eipo.com.hk">www.eipo.com.hk</a> .	Investors who would like to receive a physical Share certificate. Hong Kong Offer Shares successfully applied for will be allotted and issued in your own name.	From 9:00 am on Monday, June 24, 2024 to 11:30 a.m. on Thursday, June 27, 2024, Hong Kong time.  The latest time for completing full payment of application monies will be 12:00 noon on Thursday, June 27, 2024, Hong Kong time.
<b>HKSCC EIPO channel</b>	Your broker or custodian who is a HKSCC Participant will submit an electronic application instructions on your behalf through HKSCC's FINI system in accordance with your instruction.	Investors who would not like to receive a physical Share certificate. Hong Kong Offer Shares successfully applied for will be allotted and issued in the name of HKSCC Nominees, deposited directly into CCASS and credited to your designated HKSCC Participant's stock account.	Contact your broker or custodian for the earliest and latest time for giving such instructions, as this may vary by broker or custodian.

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

Application for the Hong Kong Offer Shares will only be considered on the basis of the terms and conditions set out in the Prospectus and 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 indication of interest in the International Offering, the level of applications in the Hong Kong Public Offering and the basis of allocation of our Hong Kong Offer Shares not later than 11:00 p.m. on Tuesday, July 2, 2024 on website at [www.xajfwy.com](http://www.xajfwy.com) and the website of the Hong Kong Stock Exchange at [www.hkexnews.hk](http://www.hkexnews.hk).

The results of allocations and the identification document numbers of successful applicants under the Hong Kong Public Offering will be available through a variety of channels at the times and dates and in the manner specified in the section headed “*How to Apply for Hong Kong Offer Shares – B. 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\$9.30 per Offer Share (excluding brokerage, SFC transaction levy, AFRC transaction levy and the Hong Kong Stock Exchange trading fee thereon), or if the conditions of the Global Offering are not fulfilled in accordance with the section headed “*Structure of the Global Offering – Conditions of the Global Offering*” in the Prospectus or if any application is revoked, the application monies, or the appropriate portion thereof, together with the related brokerage, SFC transaction levy, AFRC transaction levy and the Hong Kong Stock Exchange trading fee, will be refunded, without interest. Any refund of your application monies will be made on or before Wednesday, July 3, 2024.

No temporary document of title will be issued in respect of the H Shares. H Share certificates will only become valid evidence of title at 8:00 a.m. (Hong Kong time) on Wednesday, July 3, 2024 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. Investors who trade H Shares prior to the receipt of H Share certificates or the H Share certificates becoming valid do so at their own risk.

Assuming that the Hong Kong Public Offering becomes unconditional at or before 8:00 a.m. in Hong Kong on Wednesday, July 3, 2024, it is expected that dealings in the H Shares on the Hong Kong Stock Exchange will commence at 9:00 a.m. on Wednesday, July 3, 2024.

The H Shares will be traded in board lots of 300 H Shares each and the stock code of the H Shares will be 1354.

By order of our Board  
**Xi'an Kingfar Property Services Co., Ltd.**  
西安經發物業股份有限公司  
**Mr. Wu Suozheng**  
*Chairman of our Board and Executive Director*

Hong Kong, June 24, 2024

*As of the date of this announcement, our Board comprises: (i) Mr. Wu Suozheng, Mr. Sun Qi and Mr. Cheng Hongrang as executive Directors; (ii) Mr. Zhao Junping, Mr. Yang Gang and Ms. Li Lingxiao as non-executive Directors; and (iii) Mr. Lam Siu Wing, Dr. Jiang Li and Mr. Cao Yang as independent non-executive Directors.*