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**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)*  
**(Stock Code: 2210)**

**VOLUNTARY ANNOUNCEMENT**  
**ESTABLISHMENT OF THE JOINT VENTURE COMPANY**

This announcement is made on a voluntary basis by the Board of the Company.

The Board is pleased to announce that on December 28, 2021, the Company entered into the Promoters Agreement with Qinglong Company.

Pursuant to the Promoters Agreement, the Company will establish the JV Company with Qinglong Company. The JV Company will mainly engage in residents and public facilities property services, urban public facilities operation and management and other extended property management services in Yanqing District, Beijing. The registered capital of the JV Company is RMB10,000,000, of which the Company plans to contribute RMB5,100,000 in cash to hold 51% of the equity interest of the JV Company; Qinglong Company plans to contribute RMB4,900,000 in cash to hold 49% of the equity interest of the JV Company. The Company's planned capital contribution of RMB5,100,000 will be funded by internal resources of the Company. The proceeds from the Company's initial public offering will not be used to pay such amount.

Through the establishment of the JV Company, the Company will further expand the scale of property services and achieve the comprehensive layout of Beijing, which is conducive to further expanding the Company's operating income and brand influence, and achieving greater breakthroughs in urban public services and extended property management services.

As the applicable percentage ratios (as defined under the Listing Rules) in respect of the establishment of the JV Company are less than 5%, the establishment of the JV Company does not constitute a notifiable transaction under Chapter 14 of the Listing Rules.

To the best of the knowledge, information and belief of the Directors, having made all reasonable enquiries, Qinglong Company is an Independent Third Party.

## DEFINITIONS

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

“Board” or “Board of Directors”	the Board of Directors of our Company
“China” or “PRC”	the People’s Republic of China
“Company” or “our Company”	Beijing Capital Jiaye Property Services Co., Limited, a joint stock company incorporated in the PRC with limited liability, the H Shares of which are listed on the Stock Exchange
“Director(s)”	the director(s) of our Company
“Independent Third Party(ies)”	third parties independent of the Company and its connected persons (as defined under the Listing Rules)
“JV Company”	a company to be incorporated in the PRC with limited liability under the Promoters Agreement between the Company and Qinglong Company, the proposed name of which is Beijing Jiaye Qinglong Property Management Co., Ltd. (北京佳業慶隆物業管理有限責任公司) (subject to the approval from the administrative department for industry and commerce in the PRC)
“Listing Rules”	the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited
“Promoters Agreement”	the promoters agreement entered into between the Company and Qinglong Company for the establishment of the JV Company
“Qinglong Company”	Beijing Qinglong Construction Management Co., Ltd. (北京慶隆建設管理有限公司), a company wholly owned by Beijing Yanqing District State-owned Capital Investment and Operation Co., Ltd. (北京市延慶區國有資本投資運營有限公司), whose ultimate beneficial owner is the State-owned Assets Supervision and Administration Commission of Yanqing District of the People’s Government of Beijing Municipality (北京市延慶區人民政府國有資產監督管理委員會)
“Stock Exchange”	The Stock Exchange of Hong Kong Limited

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

Beijing, the PRC  
December 28, 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.*