

Unless otherwise defined herein, capitalized terms in this announcement shall have the same meanings as those defined in the prospectus dated October 7, 2020 (the “**Prospectus**”) issued by Excellence Commercial Property & Facilities Management Group Limited (the “**Company**”).

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EXCELLENCE COMMERCIAL PROPERTY & FACILITIES MANAGEMENT GROUP LIMITED

卓越商企服務集團有限公司

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 6989)

PARTIAL EXERCISE OF THE OVER-ALLOTMENT OPTION, STABILIZING ACTIONS AND END OF STABILIZATION PERIOD

PARTIAL EXERCISE OF THE OVER-ALLOTMENT OPTION

The Company announces that the Over-allotment Option described in the Prospectus has been partially exercised by the Joint Representatives, on behalf of the International Underwriters, on November 11, 2020 in respect of the an aggregate of 22,490,000 Shares (the “**Over-allotment Shares**”), representing approximately 7.50% of the total number of the Offer Shares initially available under the Global Offering to, among other things, facilitate the partial return of the 45,000,000 Shares borrowed by the Stabilizing Manager from Urban Hero for covering the over-allocation of Shares under the International Placing. The Over-allotment Shares will be issued and allotted by the Company at HK\$10.68 per Share (exclusive of brokerage of 1%, SFC transaction levy of 0.0027% and Stock Exchange trading fee of 0.005%), being the final Offer Price under the Global Offering.

STABILIZING ACTIONS AND END OF STABILIZATION PERIOD

The Company further announces that the stabilization period in connection with the Global Offering ended on November 11, 2020, being the 30th day after the last day for lodging of applications under the Hong Kong Public Offering. The stabilizing actions undertaken by Haitong International Securities, the Stabilizing Manager, its affiliates or any person acting for it during the stabilization period are set out below:

- over-allocation of an aggregate of 45,000,000 Shares in the International Placing, representing 15% of the total number of the Offer Shares initially available under the Global Offering before any exercise of the Over-allotment Option;
- borrowing of an aggregate of 45,000,000 Shares by Haitong International Securities, the Stabilizing Manager, from Urban Hero pursuant to the Stock Borrowing Agreement dated October 14, 2020 (the “**Stock Borrowing Agreement**”) to cover the over-allocation of Shares under the International Placing;
- successive purchases of an aggregate of 22,510,000 Shares in the price range of HK\$10.20 to HK\$10.68 per Share (exclusive of brokerage of 1%, SFC transaction levy of 0.0027% and Stock Exchange trading fee of 0.005%) on the market during the stabilization period, representing approximately 7.50% of the total number of Offer Shares initially available under the Global Offering before any exercise of the Over-allotment Option. The last purchase made by the Stabilizing Manager on the market during the stabilization period was on November 11, 2020 at the price of HK\$10.68 per Share (exclusive of brokerage of 1%, SFC transaction levy of 0.0027% and Stock Exchange trading fee of 0.005%);
- the partial exercise of the Over-allotment Option by the Joint Representatives, on behalf of the International Underwriters, on November 11, 2020 in respect of the Over-allotment Shares at the final Offer Price to facilitate the partial return of the 45,000,000 Shares borrowed by the Stabilizing Manager from Urban Hero under the Stock Borrowing Agreement; and
- the portion of the Over-allotment Option which has not been exercised by the Joint Representatives, on behalf of the International Underwriters, lapsed on November 11, 2020.

PARTIAL EXERCISE OF THE OVER-ALLOTMENT OPTION

The Company announces that the Over-allotment Option described in the Prospectus has been partially exercised by the Joint Representatives, on behalf of the International Underwriters, on November 11, 2020 in respect of the an aggregate of 22,490,000 Shares, representing approximately 7.50% of the total number of the Offer Shares initially available under the Global Offering to, among other things, to facilitate the partial return of the 45,000,000 Shares borrowed by the Stabilizing Manager from Urban Hero for covering the over-allocation of Shares under the International Placing. The Over-allotment Shares will be issued and allotted by the Company at HK\$10.68 per Share (exclusive of brokerage of 1%, SFC transaction levy of 0.0027% and Stock Exchange trading fee of 0.005%), being the final Offer Price under the Global Offering.

Approval for the Listing of and permission to deal in the Over-allotment Shares has already been granted by the Listing Committee of the Stock Exchange. Listing of and dealings in such Over-allotment Shares are expected to commence on the Main Board of the Stock Exchange at 9:00 a.m. on November 17, 2020.

Shareholding structure of the Company upon the allotment and issue of the Over-allotment Shares

The shareholding structure of the Company immediately prior to and following the completion of the allotment and issue of the Over-allotment Shares would be as follows:

| | Immediately before the allotment and issue of the Over-allotment Shares | | Immediately after the allotment and issue of the Over-allotment Shares | |
|---|---|--|--|--|
| | Number of Shares | Approximate % of the total issued Shares | Number of Shares | Approximate % of the total issued Shares |
| Urban Hero (<i>Note 1</i>) | 719,100,000 | 59.9% | 719,100,000 | 58.8% |
| Ever Rainbow | 117,900,000 | 9.8% | 117,900,000 | 9.6% |
| Autumn Riches | 63,000,000 | 5.3% | 63,000,000 | 5.2% |
| Sub-total: | 900,000,000 | 75.0% | 900,000,000 | 73.6% |
| <i>Public</i> | | | | |
| Cornerstone Investors (<i>Note 2</i>) | 108,845,000 | 9.1% | 108,845,000 | 8.9% |
| Other public shareholders | 191,155,000 | 15.9% | 213,645,000 | 17.5% |
| Total: | 1,200,000,000 | 100% | 1,222,490,000 | 100% |

Notes:

- (1) Inclusive of the borrowed Shares to be returned to Urban Hero by the Stabilizing Manger.
- (2) These refer to all the cornerstone investors. The shareholding of each of the cornerstone investors immediately before the allotment of the Over-allotment Shares have been set out in the Company's allotment results announcement dated October 16, 2020. The Over-allotment Shares to be issued by the Company will not affect the number of Shares of each of the cornerstone investors, and will have a dilutive effect on the shareholding of the cornerstone investors on a pro rata basis.

The additional net proceeds of approximately HK\$231.8 million from the issue of the Over-allotment Shares after deducting the underwriting commissions and other offering expenses payable by the Company in relation to the exercise of the Over-allotment Option will be used by the Company on a pro-rata basis for the same purposes as set out in the section headed "Future Plans and Use of Proceeds" in the Prospectus.

STABILIZING ACTIONS AND END OF STABILIZATION PERIOD

The Company further announces that the stabilization period in connection with the Global Offering ended on November 11, 2020, being the 30th day after the last day for lodging of applications under the Hong Kong Public Offering. The stabilizing actions undertaken by Haitong International Securities, the Stabilizing Manager, its affiliates or any person acting for it during the stabilization period are set out below:

- over-allocation of an aggregate of 45,000,000 Shares in the International Placing, representing 15% of the total number of the Offer Shares initially available under the Global Offering before any exercise of the Over-allotment Option;
- borrowing of an aggregate of 45,000,000 Shares by Haitong International Securities, the Stabilizing Manager, from Urban Hero pursuant to the Stock Borrowing Agreement to cover the over-allocation of Shares under the International Placing;
- successive purchases of an aggregate of 22,510,000 Shares in the price range of HK\$10.20 to HK\$10.68 per Share (exclusive of brokerage of 1%, SFC transaction levy of 0.0027% and Stock Exchange trading fee of 0.005%) on the market during the stabilization period, representing approximately 7.50% of the total number of Offer Shares initially available under the Global Offering before any exercise of the Over-allotment Option. The last purchase made by the Stabilizing Manager on the market during the stabilization period was on November 11, 2020 at the price of HK\$10.68 per Share (exclusive of brokerage of 1%, SFC transaction levy of 0.0027% and Stock Exchange trading fee of 0.005%);
- the partial exercise of the Over-allotment Option by the Joint Representatives, on behalf of the International Underwriters, on November 11, 2020 in respect of the Over-allotment Shares at the final Offer Price to facilitate the partial return of the 45,000,000 Shares borrowed by the Stabilizing Manager from Urban Hero under the Stock Borrowing Agreement; and
- the portion of the Over-allotment Option which has not been exercised by the Joint Representatives, on behalf of the International Underwriters, lapsed on November 11, 2020.

PUBLIC FLOAT

Immediately following the completion of the Global Offering and the partial exercise of the Over-allotment Option, the Company will continue to comply with the public float requirements under Rule 8.08(1)(a) of the Listing Rules.

By order of the Board of Directors
**Excellence Commercial Property &
Facilities Management Group Limited**
Li Xiaoping
Chairman

Hong Kong, November 12, 2020

As at the date of this announcement, the executive Directors are Mr. Li Xiaoping and Ms. Guo Ying, the non-executive Directors are Mr. Wang Dou and Mr. Wang Yinhu; and the independent non-executive Directors are Mr. Huang Mingxiang, Mr. Kam Chi Sing and Ms. Liu Xiaolan.