

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

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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. Potential investors should read the Prospectus carefully for detailed information about the Company and the Global Offering described in this announcement before deciding whether or not to invest in the Offer Shares. Any investment decision in relation to the Global Offering should be taken solely in reliance on the information provided in the Prospectus.

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. The 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 registration or an exemption from the registration requirements of the U.S. Securities Act. There will be no public offer of securities in the United States.

In connection with the Global Offering, Haitong International Securities Company Limited, as stabilizing manager (the “**Stabilizing Manager**”), its affiliates or any person acting for it, on behalf of the Underwriters, may effect transactions with a view to stabilizing or supporting the market price of the 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 or any person acting for it, to conduct any such stabilizing action, which, if commenced, will be done at the 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 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 Shares for longer than the stabilization period which begins on the Listing Date and is expected to expire on the 30th day after the last date for the lodging of applications under the Hong Kong Public Offering. After this date, no further stabilizing action may be taken, demand for the Shares, and therefore the price of the Shares, could fall.

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)

GLOBAL OFFERING

Number of Offer Shares under the Global Offering	:	300,000,000 Shares (subject to the Over-allotment Option)
Number of Hong Kong Public Offer Shares	:	30,000,000 Shares (subject to reallocation)
Number of International Placing Shares	:	270,000,000 Shares (subject to reallocation and the Over-allotment Option)
Offer Price	:	Not more than HK\$10.68 per Offer Share and expected to be not less than HK\$9.30 per Offer Share, plus brokerage of 1%, 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	:	HK\$0.01 per Share
Stock code	:	6989

Joint Sponsors



Joint Global Coordinators



Joint Bookrunners and Joint Lead Managers



Application has been made by the Company to the Listing Committee of the Stock Exchange for the listing of, and permission to deal in, the Shares in issue and to be issued as described in the Prospectus including (i) the Shares in issue; and (ii) the Shares to be issued pursuant to the Capitalisation Issue and the Global Offering (including any additional Shares which may be issued pursuant to the exercise of the Over-allotment Option and options granted under the Pre-IPO Share Option Scheme and options which may be granted under the Share Option Scheme). Dealings in the Shares on the Stock Exchange are expected to commence at 9:00 a.m. on Monday, October 19, 2020. In the event the Over-allotment Option is exercised, an announcement will be made by the Company on the Company's website at www.exceptm.com and the Stock Exchange's website at www.hkexnews.hk.

The Global Offering of 300,000,000 Shares (subject to the Over-allotment Option) comprises the: (1) Hong Kong Public Offering of initially 30,000,000 Shares (subject to reallocation), representing 10% of the total number of Offer Shares initially being offered under the Global Offering; and (2) International Placing of initially 270,000,000 Shares (subject to reallocation and the Over-allotment Option), representing 90% of the total number of Offer Shares initially being offered under the Global Offering. The allocation of the Offer Shares between the Hong Kong Public Offering and the International Placing will be subject to reallocation as described in the section headed "Structure and Conditions of the Global Offering" in the Prospectus.

In particular, pursuant to Practice Note 18 of the Listing Rules and in accordance with Guidance Letter HKEX-GL91-18, where (i) the International Placing Shares are fully subscribed or oversubscribed, and the Hong Kong Public Offer Shares are fully subscribed or oversubscribed by less than 15 times or (ii) the International Placing Shares are undersubscribed and the Hong Kong Public Offer Shares are oversubscribed irrespective of the number of times, up to 30,000,000 Offer Shares may be reallocated to the Hong Kong Public Offering from the International Placing, so that the total number of the Offer Shares available under the Hong Kong Public Offering will be increased to 60,000,000 Offer Shares, representing 20% of the number of the Offer Shares initially available under the Global Offering (before any exercise of the Over-allotment Option), and the final Offer Price shall be fixed at the bottom end of the indicative Offer Price range (i.e. HK\$9.30 per Offer Share), as stated in the subsection headed "Structure and Conditions of the Global Offering – Hong Kong Public Offering – Reallocation" in the Prospectus.

In connection with the Global Offering, the Company is expected to grant the Over-allotment Option to the International Underwriters, which is exercisable by the Joint Representatives on behalf of the International Underwriters at any time after the date of the International Underwriting Agreement until 30 days from the date of the last day of lodging application under the Hong Kong Public Offering, to require the Company to allot and issue up to 45,000,000 additional Shares, representing 15% of the total number of Offer Shares initially available under the Global Offering, at the Offer Price to cover over-allocations in the International Placing, if any.

Assuming that the Hong Kong Public Offering becomes unconditional at or before 8:00 a.m. in Hong Kong on Monday, October 19, 2020, it is expected that dealing in our Shares on the Stock Exchange will commence at 9:00 a.m. on Monday, October 19, 2020.

Subject to the granting of the approval for listing of, and permission to deal in, the Shares on the Stock Exchange and compliance with the stock admission requirements of HKSCC, the 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 Shares on the Stock Exchange or on any other date as 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 Shares to be admitted into CCASS.

The Offer Price will not be more than HK\$10.68 per Offer Share and is expected to be not less than HK\$9.30 per Offer Share. Applicants for the Hong Kong Offer Shares are required to pay, on application, the maximum Offer Price of HK\$10.68 per Offer Share together with brokerage of 1.0%, SFC transaction levy of 0.0027% and Stock Exchange trading fee of 0.005%, subject to refund if the Offer Price as finally determined is less than HK\$10.68 per Offer Share.

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\$10.68 per Offer Share (excluding brokerage, SFC transaction levy and the Stock Exchange trading fee thereon), or if the conditions of the Hong Kong Public Offering are not fulfilled in accordance with that set out in the subsection headed “Structure and Conditions 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 and the Stock Exchange trading fee, will be refunded, without interest or the cheque or banker’s cashier order will not be cleared. Any refund of your application monies will be made on or before Friday, October 16, 2020.

Application for the Hong Kong Public Offer Shares will only be considered on the basis of the terms and conditions set out in the Prospectus and the Application Forms and the designated website (www.eipo.com.hk) for the **WHITE Form eIPO service**.

Applicants who would like to have the allotted Hong Kong Public Offer Shares registered in their own names should either (i) complete and sign the **WHITE** Application Forms, or (ii) submit applications online through the designated website of the **WHITE Form eIPO Service Provider** at www.eipo.com.hk under the **WHITE Form eIPO service**. Applicants who would like to have the allotted Hong Kong Public Offer Shares registered in the name of HKSCC Nominees and deposited directly into CCASS for credit to their CCASS Investor Participant stock accounts or the stock accounts of their designated CCASS Participants maintained in CCASS should either (i) complete and sign the **YELLOW** Application Forms, or (ii) give electronic application instructions to HKSCC via CCASS.

Copies of the Prospectus, together with the **WHITE** Application Forms, may be collected during normal business hours from 9:00 a.m. on Wednesday, October 7, 2020 until 12:00 noon on Monday, October 12, 2020 from the following locations:

- any of the following offices of the following Hong Kong Underwriters:

Haitong International Securities Company Limited	22nd Floor, Li Po Chun Chambers 189 Des Voeux Road Central Hong Kong
CMB International Capital Limited	45th Floor, Champion Tower 3 Garden Road Central Hong Kong
ABCI Securities Company Limited	10/F, Agricultural Bank of China Tower 50 Connaught Road Central Hong Kong
GF Securities (Hong Kong) Brokerage Limited	29-30/F, Li Po Chun Chambers 189 Des Voeux Road Central Hong Kong
China PA Securities (Hong Kong) Company Limited	Units 3601, 07 & 11-13, 36/F The Center 99 Queen's Road Central Hong Kong

- or any of the branches of the following receiving banks in Hong Kong:

Hang Seng Bank Limited

District	Branch	Address
Hong Kong Island	Head office	83 Des Voeux Road Central
Kowloon	Tsimshatsui Branch	18 Carnarvon Road Kowloon

CMB Wing Lung Bank Limited

District	Branch	Address
Hong Kong Island	Kennedy Town Branch	28 Catchick Street
Kowloon	Mongkok Branch	B/F, CMB Wing Lung Bank Centre 636 Nathan Road

The Bank of East Asia, Limited

District	Branch	Address
Hong Kong Island	Main Branch	10 Des Voeux Road Central Hong Kong
	Shaukiwan Branch	G/F, Ka Fook Building 289-293 Shau Kei Wan Road Shau Kei Wan
Kowloon	133 Wai Yip Street Branch	G/F, 133 Wai Yip Street Kwun Tong Kowloon
New Territories	Mei Foo Sun Chuen Branch	Shop N57, G/F Mount Sterling Mall Mei Foo

Copies of the Prospectus, together with the **YELLOW** Application Forms, may be collected during normal business hours from 9:00 a.m. on Wednesday, October 7, 2020 until 12:00 noon on Monday, October 12, 2020 from (i) the Depository Counter of HKSCC at 1/F, One & Two Exchange Square, 8 Connaught Place, Central, Hong Kong; or (ii) your stockbroker, who may have such Application Forms and the Prospectus available.

The **WHITE** or **YELLOW** Application Form completed in all respects in accordance with the instructions printed thereon, together with a cheque or a banker's cashier order marked payable to "HANG SENG (NOMINEE) LIMITED – EXCELLENCE COMMERCIAL PROPERTY & FACILITIES MANAGEMENT GROUP LIMITED – PUBLIC OFFER" attached and securely stapled, should be deposited in the special collection boxes provided at any of the branches of the receiving banks listed above, at the following times:

Wednesday, October 7, 2020 – 9:00 a.m. to 4:30 p.m.
Thursday, October 8, 2020 – 9:00 a.m. to 4:30 p.m.
Friday, October 9, 2020 – 9:00 a.m. to 4:30 p.m.
Saturday, October 10, 2020 – 9:00 a.m. to 12:00 noon
Monday, October 12, 2020 – 9:00 a.m. to 12:00 noon

Applicants applying by **WHITE Form eIPO service** may submit application to the **WHITE Form eIPO Service Provider** through the designated website www.eipo.com.hk (24 hours daily, except on the last application day) from 9:00 a.m. on Wednesday, October 7, 2020 until 11:30 a.m. on Monday, October 12, 2020 and the latest time for completing full payment of application monies in respect of such applications will be 12:00 noon on Monday, October 12, 2020 or such later date as described under the subsection headed "How to apply for the Hong Kong Public Offer Shares – 10. Effect of bad weather and/or extreme conditions on the opening of the application lists" in the Prospectus.

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

Wednesday, October 7, 2020 – 9:00 a.m. to 8:30 p.m.
Thursday, October 8, 2020 – 8:00 a.m. to 8:30 p.m.
Friday, October 9, 2020 – 8:00 a.m. to 8:30 p.m.
Saturday, October 10, 2020 – 8:00 a.m. to 1:00 p.m.
Monday, October 12, 2020 – 8:00 a.m. to 12:00 noon

CCASS Investor Participants can input electronic application instructions from 9:00 a.m. on Wednesday, October 7, 2020 until 12:00 noon on Monday, October 12, 2020 (24 hours daily, except October 12, 2020, the last application day) or such later time as described in the subsection headed “How to apply for Hong Kong Public Offer Shares – 10. Effect of bad weather and/or extreme conditions on the opening of the application lists” in the Prospectus.

Note:

(1) The times in this subsection are subject to change as HKSCC may determine from time to time with prior notification to CCASS Clearing/Custodian Participants and/or CCASS Investor Participants.

The Company expects to announce the final Offer Price, the level of indication of interest in the International Placing, the level of applications in the Hong Kong Public Offering and the basis of allocation of Hong Kong Public Offer Shares on Friday, October 16, 2020 (i) on the website of the Company at www.excepm.com; and (ii) on the website of the Stock Exchange at www.hkexnews.hk. The results of allocations (with the Hong Kong Identity Card/passport/Hong Kong Business Registration numbers of the successful applicants) under the Hong Kong Public Offering will be made available through a variety of channels at the times and date and in the manner specified in the subsection headed “How to apply for Hong Kong Public Offer Shares – 11. Publication of results” in the Prospectus.

No temporary documents of title will be issued by the Company and no receipt will be issued for sums paid on application. Share certificates will only become valid at 8:00 a.m. on Monday, October 19, 2020 provided that the Global Offering has become unconditional and the right of termination described in the subsection headed “Underwriting – Underwriting arrangements and expenses – Hong Kong Public Offering – Grounds for termination” in the Prospectus has not been exercised.

Dealings in the Shares on the Stock Exchange are expected to commence at 9:00 a.m. (Hong Kong time) on Monday, October 19, 2020. Shares will be traded in board lots of 1,000 Shares. The stock code of the Company is 6989.

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

Hong Kong, October 7, 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.