

# Monthly Return of Equity Issuer on Movements in Securities

| For the month ended (dd/mm/yyyy):        | 31/10/2020   |                                  |   |  |  |
|--|--|----------------------------------|---|--|--|
| To: Hong Kong Exchanges and 0            | Clearing Limited   |                                  |   |  |  |
|  | Excellence Commercial Property & Facilities Management Group Limited |                                  |   |  |  |
|  | 1/2020   |                                  |   |  |  |
| I. Movements in Authorised Share         | e Capital  |                                  |   |  |  |
| 1. Ordinary Shares                       |  |                                  |   |  |  |
| (1) Stock code : <u>6989</u> Des         | scription:   | Ordinary                         | shares                                    |  |  |
| Dalama at alama af l'ation               | No. of ordinary shares   | Par value<br>(HK\$)              | Authorised share capital (HK\$)           |  |  |
| Balance at close of listing (19/10/2020) | 5,000,000,000  | 0.01                             | 50,000,000                                |  |  |
| Increase/(decrease)                      | Nil  |                                  | Nil                                       |  |  |
| Balance at close of the month            | 5,000,000,000  | 0.01                             | 50,000,000                                |  |  |
| (2) Stock code : N/A Des                 | scription :  | N/A                              | 4   |  |  |
|  | No. of ordinary shares   | Par value<br>(State<br>currency) | Authorised share capital (State currency) |  |  |
| Balance at close of preceding mo         | onth N/A   |                                  | N/A                                       |  |  |
| Increase/(decrease)                      | N/A  |                                  | N/A                                       |  |  |
| Balance at close of the month            | N/A  |                                  | N/A                                       |  |  |

| tion :                         | N/A   | 1  |
|--------------------------------|---|--|
| No. of preference shares       | Par value<br>(State<br>currency)  | Authorised share capital (State currency)  |
| N/A                            |   | N/A  |
| N/A                            | -   | N/A  |
| N/A                            |   | N/A  |
|                                |   |  |
| tion :                         | N/A   | <b>A</b>   |
| No. of other classes of shares | Par value<br>(State<br>currency)  | Authorised share capital (State currency)  |
| N/A                            |   | N/A  |
| N/A                            | -   | N/A  |
| N/A                            |   | N/A  |
|                                | No. of preference shares  N/A  N/A  N/A  N/A  tion:  No. of other classes of shares  N/A  N/A | No. of preference shares currency)  N/A  N/A  N/A  N/A  No. of other classes of shares currency)  N/A  N/A  N/A  N/A  N/A  N/A |

Total authorised share capital at the end of the month (HK\$): \_\_\_\_\_50,000,000

## II. Movements in Issued Share Capital

|   | No. of ordinary shares (1) (2) |     | No of preference | No. of other      |  |  |
|---|--------------------------------|-----|------------------|-------------------|--|--|
|   |                                |     | shares           | classes of shares |  |  |
| Balance at the date of listing (19/10/2020) | 1,200,000,000                  | N/A | N/A              | <u>N/A</u>        |  |  |
| Increase/ (decrease) during the month       | Nil                            | N/A | N/A              | N/A               |  |  |
| Balance at close of the month               | 1,200,000,000                  | N/A | N/A              | N/A               |  |  |

#### III. Details of Movements in Issued Share Capital

Share Options (under Share Option Schemes of the Issuer) Particulars of share No. of new shares of No. of new shares of option scheme issuer issued during issuer which may be including EGM the month pursuant issued pursuant thereto as at close of approval date thereto Movement during the month (dd/mm/yyyy) and the month class of shares issuable Granted Exercised Cancelled Lapsed 1. Pre-IPO **Share Option** Scheme adopted on 9/9/2020 Exercise price: HK\$5.36 Ordinary shares Nil Nil Nil Nil Nil 28,200,000 (Note 1) 2. N/A shares (Note 1) 3. N/A shares (Note 1) Total A. (Ordinary shares) N/A (Preference shares) N/A (Other class) N/A Total funds raised during the month from exercise of options (State currency) N/A

| Warrants to Issue Shares of the   | e Issuer which                  | are to be Li                                   | sted         |   |   |   |
|---|---------------------------------|--|--------------|---|---|---|
| Description of warrants<br>(Date of expiry - dd/mm/yyyy)                                      | Currency<br>of nominal<br>value | Nominal va<br>at close c<br>preceding<br>month | of Exercised | Nominal value<br>at close of the<br>month | No. of new<br>shares of<br>issuer<br>issued<br>during the<br>month<br>pursuant<br>thereto | No. of new shares of issuer which may be issued pursuant thereto as at close of the month |
| <u>1. N/A</u>   |                                 |  |              |   |   |   |
|   |                                 |  |              |   |   |   |
| Stock code (if listed) Class of shares issuable (Note 1) Subscription price EGM approval date |                                 |  |              |   |   |   |
| (if applicable)   |                                 |  |              |   |   |   |
| (dd/mm/yyyy)  | ( / /                           | )  |              |   |   |   |
| 2. N/A  |                                 |  |              |   |   |   |
|   |                                 |  |              |   |   |   |
| ( / / ) Stock code (if listed) Class of shares issuable (Note 1)                              |                                 |  | <u> </u>     |   |   |   |
| Subscription price  |                                 |  |              |   |   |   |
| EGM approval date   |                                 |  |              |   |   |   |
| (if applicable)<br>(dd/mm/yyyy)   | ( / /                           | )  |              |   |   |   |
| 3. N/A  | ( ' '                           | ,  |              |   |   |   |
|   |                                 |  |              |   |   |   |
|   |                                 | -  |              |   |   |   |
| ( / / ) Stock code (if listed)  |                                 |  |              |   |   |   |
| Class of shares   |                                 |  |              |   |   |   |
| issuable (Note 1) Subscription price  |                                 |  |              |   |   |   |
| EGM approval date   |                                 |  | <u></u>      |   |   |   |
| (if applicable)<br>(dd/mm/yyyy)   | (                               | \  |              |   |   |   |
| 4. N/A  | ( / /                           | )  |              |   |   |   |
|   |                                 |  |              |   |   |   |
|   |                                 |  |              |   |   | _   |
| ( / / ) Stock code (if listed)  |                                 |  |              |   |   |   |
| Class of shares   |                                 |  |              |   |   |   |
|   |                                 |  |              |   |   |   |
| Subscription price EGM approval date  |                                 |  |              |   |   |   |
| (if applicable)   |                                 |  |              |   |   |   |
| (dd/mm/yyyy)  | ( / /                           | )  |              |   |   |   |
|   |                                 | To   |              | ary shares)                               | N/A   | =   |
|   |                                 |  |              | ice shares)                               | N/A   | _   |
|   |                                 |  | (C           | ther class)                               | N/A   | _   |

| Convertibles (i.e. Convertible                                 | into Shares of the                   | ne Issuer wh                               | nich are to be Liste | ed)                          |   |   |
|--|--------------------------------------|--|----------------------|------------------------------|---|---|
| Class and description  | Currency of<br>amount<br>outstanding | Amount a<br>close of<br>preceding<br>month | Converted            | Amount at close of the month | No. of new<br>shares of<br>issuer<br>issued<br>during the<br>month<br>pursuant<br>thereto | No. of new<br>shares of<br>issuer which<br>may be<br>issued<br>pursuant<br>thereto as at<br>close of the<br>month |
| 1. N/A   | <u>—</u>                             |  |                      |                              |   |   |
|  |                                      |  |                      |                              |   |   |
| -  | _                                    |  |                      |                              |   |   |
| Stock code (if listed)   |                                      |  |                      |                              |   |   |
| Stock code (if listed)<br>Class of shares<br>issuable (Note 1) |                                      |  |                      |                              |   |   |
| Subscription price<br>EGM approval date                        |                                      |  |                      |                              |   |   |
| (if applicable)<br>(dd/mm/yyyy))                               | ( / / )                              |  |                      |                              |   |   |
| 2. N/A   | <u> </u>                             |  |                      |                              |   |   |
|  | <u> </u>                             |  |                      |                              |   |   |
|  | <u>—</u>                             |  |                      |                              |   |   |
| Stock code (if listed)   |                                      |  |                      |                              |   |   |
| Class of shares  |                                      |  |                      |                              |   |   |
| issuable (Note 1)  |                                      |  |                      |                              |   |   |
| Subscription price   |                                      |  |                      |                              |   |   |
| EGM approval date (if applicable)                              |                                      |  |                      |                              |   |   |
| (ii applicable)<br>(dd/mm/yyyy)                                | ( / / )                              |  |                      |                              |   |   |
| 3. N/A   |                                      |  |                      |                              |   |   |
|  | <u> </u>                             |  |                      |                              |   |   |
|  | <u> </u>                             |  |                      |                              |   |   |
|  |                                      |  |                      |                              |   |   |
| Stock code (if listed)<br>Class of shares                      |                                      |  |                      |                              |   |   |
| issuable (Note 1)  |                                      |  |                      |                              |   |   |
| Subscription price   |                                      |  |                      |                              |   |   |
| EGM approval date  |                                      |  |                      |                              |   |   |
| (if applicable)<br>(dd/mm/yyyy)                                | ( / / )                              |  |                      |                              |   |   |
| 4. N/A   | ( / / )                              |  |                      |                              |   |   |
| 1. 14//1   | <u> </u>                             |  |                      |                              |   |   |
|  | <del></del>                          |  |                      |                              |   |   |
| _  | <del>_</del>                         |  |                      |                              |   |   |
| Stock code (if listed)   |                                      |  |                      |                              |   |   |
| Class of shares  |                                      |  |                      |                              |   |   |
| issuable (Note 1) Subscription price                           |                                      |  |                      |                              |   |   |
| EGM approval date  |                                      |  |                      |                              |   |   |
| (if applicable)  |                                      |  |                      |                              |   |   |
| (dd/mm/yyyy)   | ( / / )                              |  | T / 10 /0 "          |                              | N1/A  |   |
|  |                                      |  | Total C. (Ordina     |                              | N/A<br>N/A  | _   |
|  |                                      |  | •                    | ce shares)<br>ther class)    | N/A<br>N/A  | _   |
|  |                                      |  | (0                   | ci ciass)                    | 1 11/ / \   | _   |

Any other Agreements or Arrangements to Issue Shares of the Issuer which are to be Listed, including Options (other than under Share Option Schemes)

| Opti | ons (other than under Share Option Schemes)   |  |   |
|------|---|--|---|
|      |   | No. of new shares of issuer issued during the month pursuant thereto | No. of new shares of issuer which may be issued pursuant thereto as at close of |
|      | ll particulars including EGM approval date (dd/mm/yyyy), pplicable, and class of shares issuable: |  | the month   |
| 1.   | Pursuant to the International Underwriting Agreement  |  |   |
|      | (as defined in the prospectus of the Company dated 7  |  |   |
|      | October 2020 (the "Prospectus")), the Company has granted   |  |   |
|      | the Over-allotment Option (as defined in the Prospectus)  |  |   |
|      | to allot and issue up to an aggregate of 45,000,000   |  |   |
|      | additional new shares. For details, please refer to the   |  |   |
|      | Prospectus.   |  |   |
|      | (28/09/2020)  |  |   |
|      | shares (Note 1)   | Nil  | 45,000,000  |
| 2    | N/A   |  |   |
|      | 14/7  |  |   |
|      |   |  |   |
|      |   |  |   |
|      | shares (Note 1)   |  |   |
|      | Shares (Note 1)   |  |   |
| 3.   | N/A   |  |   |
| 0.   | 14//  |  |   |
|      |   |  |   |
|      |   |  |   |
|      | shares (Note 1)   |  |   |
|      | Siluido (Noto 1)  |  | -   |
|      | Total D. (Ordinary shares)  | N/A  |   |
|      | (Preference shares)   | N/A  |   |
|      | (Other class)   | N/A  |   |
|      | (Other diass)   | I N/ /\tau   |   |
| 1    |   |  |   |

| Ot | her Movements | in Issued Sha | are Capital    |   |       |   |   |   |
|----|---------------|---------------|----------------|---|-------|---|---|---|
|    | Type of Issue |               |                |   |       |   | No. of new<br>shares of<br>issuer<br>issued<br>during the<br>month<br>pursuant<br>thereto | No. of new<br>shares of<br>issuer which<br>may be<br>issued<br>pursuant<br>thereto as at<br>close of the<br>month |
|    | Type of 133uc |               |                |   |       |   |   |   |
|    |               |               |                | Class of shares issuable (Note 1)       |       |   |   |   |
| 1. | Rights issue  | At price :    | State currency | Issue and allotment date: (dd/mm/yyyy)  | ( / / | ) |   |   |
|    |               |               |                | EGM approval date:                      | ( / / | ) |   |   |
|    |               |               |                | (dd/mm/yyyy)                            |       |   | N/A   | N/A   |
|    |               |               |                | _                                       |       |   |   |   |
|    |               |               |                | Class of shares issuable (Note 1)       |       |   |   |   |
| 2. | Open offer    | At price :    | State currency | Issue and allotment date: (dd/mm/yyyy)  | ( / / | ) |   |   |
|    |               |               |                | EGM approval date: (dd/mm/yyyy)         | ( / / | ) |   |   |
|    |               |               |                |   |       |   | <u>N/A</u>  | N/A   |
|    |               |               |                | Class of shares                         |       |   |   |   |
|    |               |               | Stata          | issuable (Note 1)                       | ( / / | ١ |   |   |
| 3. | Placing       | At price :    | State currency | Issue and allotment date : (dd/mm/yyyy) | ( / / | , |   |   |
|    |               |               |                | EGM approval date: (dd/mm/yyyy)         | ( / / | ) |   |   |
|    |               |               |                | (,,,,,,,                                |       |   | <u>N/A</u>  | N/A   |
|    |               |               |                |   |       |   |   |   |
|    |               |               |                | Class of shares issuable (Note 1)       |       |   |   |   |
| 4. | Bonus issue   |               |                | Issue and allotment date: (dd/mm/yyyy)  | ( / / | ) |   |   |
|    |               |               |                | EGM approval date:                      | ( / / | ) |   |   |
|    |               |               |                | (dd/mm/yyyy)                            |       |   | N/A   | N/A   |
|    |               |               |                |   |       |   |   |   |

|    | Type of leave        |            |                    |   |       |   | No. of new<br>shares of<br>issuer<br>issued<br>during the<br>month<br>pursuant<br>thereto | No. of new<br>shares of<br>issuer which<br>may be<br>issued<br>pursuant<br>thereto as at<br>close of the<br>month |
|----|----------------------|------------|--------------------|---|-------|---|---|---|
|    | Type of Issue        |            |                    | Class of shares                         |       |   |   |   |
|    |                      |            |                    | issuable (Note 1)                       |       |   |   |   |
| 5. | Scrip dividend       | At price : | State currency ——— | Issue and allotment date : (dd/mm/yyyy) | ( / / | ) |   |   |
|    |                      |            |                    | EGM approval date: (dd/mm/yyyy)         | ( / / | ) | N/A   | N/A   |
|    |                      |            |                    |   |       |   | 11/74   | N/A   |
|    |                      |            |                    | Class of shares repurchased (Note 1)    |       |   |   |   |
| 6. | Repurchase of shares |            |                    | Cancellation date : (dd/mm/yyyy)        | ( / / | ) |   |   |
|    |                      |            |                    | EGM approval date: (dd/mm/yyyy)         | ( / / | ) | N/A   | N/A   |
|    |                      |            |                    |   |       |   |   |   |
|    |                      |            |                    | Class of shares redeemed (Note 1)       |       |   |   |   |
| 7. | Redemption of shares |            |                    | Redemption date : (dd/mm/yyyy)          | ( / / | ) |   |   |
|    |                      |            |                    | EGM approval date: (dd/mm/yyyy)         | ( / / | ) |   |   |
|    |                      |            |                    |   |       |   | N/A   | N/A   |
|    |                      |            |                    | Class of shares issuable (Note 1)       |       |   |   |   |
| 8. | Consideration issue  | At price : | State currency ——— | Issue and allotment date : (dd/mm/yyyy) | ( / / | ) |   |   |
|    |                      |            |                    | EGM approval date: (dd/mm/yyyy)         | ( / / | ) |   |   |
|    |                      |            |                    | (                                       |       |   | N/A   | N/A   |
|    |                      |            |                    |   |       |   |   |   |

| Type of Issue   |   |                      |                | No. of new<br>shares of<br>issuer<br>issued<br>during the<br>month<br>pursuant<br>thereto | No. of new<br>shares of<br>issuer which<br>may be<br>issued<br>pursuant<br>thereto as at<br>close of the<br>month |
|---|---|----------------------|----------------|---|---|
| 7,700.700.00  | Class of shares                         |                      |                |   |   |
|   | issuable (Note 1)                       |                      |                |   |   |
| Capital reorganisation  | Issue and allotment date : (dd/mm/yyyy) | ( / /                | )              |   |   |
|   | EGM approval date: (dd/mm/yyyy)         | ( / /                | )              |   |   |
|   | (dd/ffiffi/yyyy)                        |                      |                | N/A   | N/A   |
|   |   |                      |                |   |   |
|   | Class of shares issuable (Note 1)       |                      |                |   |   |
| 10. Other (Please specify) At price : State currency            | Issue and allotment date : (dd/mm/yyyy) | ( / /                | )              |   |   |
|   | EGM approval date: (dd/mm/yyyy)         | ( / /                | )              | N/A   | N/A   |
|   | Total                                   |                      | linary<br>ares |   |   |
|   | (Prefe                                  | erence sh<br>Other o | ares           | N/A   | -<br>-<br>-   |
|   |   |                      |                |   |   |
| Total increase / (decrease) in ordinary shares dur              | ing the month (i.e. Total               | of A to E):          | (1             | )   | N/A   |
|   |   |                      | (2             | <u> </u>  | N/A   |
| Total increase / (decrease) in preference shares of             | during the month (i.e. Tot              | tal of A to          | E):            |   | N/A   |
| Total increase / (decrease) in other classes of shall E):       | ares during the month (i.e.             | e. Total of          | A to           |   | N/A   |
| (These figures should be the same as the relevant Capital").)   | nt figures under II above               | ("Moveme             | ents           | in Issued SI  | nare  |
| IV. Confirmations  We hereby confirm to the best knowledge info | rmation and ballet that                 | in rolatio           | n 4-           | anch of the   | oo coouritime   |

We hereby confirm to the best knowledge, information and belief that, in relation to each of the securities issued by the issuer during the month as set out in Part III which has not been previously disclosed in a return published under rule 13.25A, it has been duly authorized by the board of directors of the listed issuer and, insofar as applicable:

## (Note 2)

- (i) all money due to the listed issuer in respect of the issue of securities has been received by it;
- (ii) all pre-conditions for listing imposed by the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited under "Qualifications of listing" have been fulfilled;
- all (if any) conditions contained in the formal letter granting listing of and permission to deal in the

|        | securities have been fulfilled;   |  |
|--------|---|--|
| (iv)   | all the securities of each class are in all respects identical (Note 3);  |  |
| (v)    | all documents required by the Companies (Winding Up and Miscellaneous Provisions) Ordinance to be filed with the Registrar of Companies have been duly filed and that compliance has been made with other legal requirements;                   |  |
| (vi)   | all the definitive documents of title have been delivered/are ready to be delivered/are being prepared and will be delivered in accordance with the terms of issue;   |  |
| (vii)  | completion has taken place of the purchase by the issuer of all property shown in the listing document to have been purchased or agreed to be purchased by it and the purchase consideration for all such property has been duly satisfied; and |  |
| (viii) | the trust deed/deed poll relating to the debenture, loan stock, notes or bonds has been completed and executed, and particulars thereof, if so required by law, have been filed with the Registrar of Companies.                                |  |
| Remar  | ks (if any):  |  |
|        | ares of the Company were newly listed on the main board of The Stock Exchange of Hong   |  |
| Kong L | Limited on 19 October 2020.   |  |
|        |   |  |
| Submit | tted by:Lv Li   |  |
| Title: | Joint Company Secretary  (Director, Secretary or other duly authorised officer)   |  |

## Notes:

- 1. State the class of shares (e.g. ordinary, preference or other).
- 2. Items (i) to (viii) are suggested forms of confirmation which may be amended to meet individual cases. Where the issuer has already made the relevant confirmations in a return published under rule 13.25A in relation to the securities issued, no further confirmation is required to be made in this return.
- 3. "Identical" means in this context:
  - the securities are of the same nominal value with the same amount called up or paid up;
  - they are entitled to dividend/interest at the same rate and for the same period, so that at the next ensuing distribution, the dividend/interest payable per unit will amount to exactly the same sum (gross and net); and
  - they carry the same rights as to unrestricted transfer, attendance and voting at meetings and rank pari passu in all other respects.
- 4. If there is insufficient space, please append the prescribed continuation sheet.