

Hong Kong Exchanges and Clearing Limited and The Stock Exchange of Hong Kong Limited take no responsibility for the contents of this announcement, make no representation as to its accuracy or completeness and expressly disclaim any liability whatsoever for any loss howsoever arising from or in reliance upon the whole or any part of the contents of this announcement.

ROISERV 榮万家

Roiserv Lifestyle Services Co., Ltd.

榮萬家生活服務股份有限公司

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

(Stock code: 2146)

DISCLOSABLE TRANSACTION SUBSCRIPTION OF FUND PRODUCTS

The Board is pleased to announce that the Company entered into a subscription agreement with Beijing Tongxing on 21 June 2021, pursuant to which the Company undertook to subscribe for the security-type contractual funds issued by Beijing Tongxing in the amount of RMB500,000,000.

LISTING RULES IMPLICATIONS

As one or more of the applicable percentage ratios in respect of the Subscription exceeds 5% but is less than 25%, the Subscription constitutes a disclosable transaction of the Company and is subject to the reporting and announcement requirements under Chapter 14 of the Listing Rules.

I. INTRODUCTION

The Board is pleased to announce that the Company entered into a subscription agreement with Beijing Tongxing on 21 June 2021, pursuant to which the Company subscribed for the security-type contractual funds issued by Beijing Tongxing in the amount of RMB500,000,000.

II. THE SUBSCRIPTION OF THE FUND PRODUCTS

The principal terms and conditions of the fund product agreement are set out below:

Name of the Fund	:	Tongxing Changxing No. 6 Fixed Income Private Equity Investment Fund* (同興長興6號固定收益私募證券投資基金)
Contract Date	:	21 June 2021
Parties	:	(a) the Company; (b) Beijing Tongxing Gongying Asset Management Company Limited* (北京同興共贏資產管理有限公司); (c) Industrial Securities Co., Ltd.
Product Type	:	Fixed income private equity investment fund
Fund Manager and Direct Sales Agency	:	Beijing Tongxing Gongying Asset Management Company Limited* (北京同興共贏資產管理有限公司)
Fund Trustee	:	Industrial Securities Co., Ltd.
Outsourcing Services Provider	:	Beijing Haifeng Technology Co., Ltd.* (北京海峰科技有限責任公司)
Fund-raising Account Regulatory Institution	:	Industrial Bank Co., Ltd.
Principal Amount for Subscription	:	RMB500,000,000
Term	:	15 years since the inception of the Fund
Fund-raising Method	:	To raise funds from investors by non-public ways
Investment Scope	:	Fixed income financial products.

Income Distribution : The profit available for distribution from the private equity fund is the lower of the following as of the income distribution benchmark date: 1) the Fund's undistributed profit; and 2) the realised gains from undistributed profit.

Each fund unit is entitled to equal distribution right. Cash dividend is the default method of income distribution for the Fund.

Fees, Expenditures and Expenses : (a) The Fund does not charge subscription or redemption fees;

(b) Management fee of 0.4%; custodian fee of 0.03%;

(c) Outsourcing services fees for valuation and audit of 0.03%;

(d) Account opening fees are borne by Fund Properties; and

(e) Other fees (taxes on the Fund and VAT related to the operation of the Fund, etc.).

Subscription and Redemption : The Fund is open for subscription and redemption on its weekly Open Day during the term of the Fund. The net subscription amount of the first subscription by the investor after deducting the subscription fee shall not be less than RMB1 million;

If the net asset value of the Fund held by the holder of fund units exceeds RMB1 million, the holder of fund units may choose to partially redeem the fund units; applications submitted on T day will be paid within T+7 days (including T+7 days);

The Fund Products under the Fund Product Agreement are subscribed with the Group's own capital.

III. THE BASIS FOR DETERMINING THE CONSIDERATION

The Directors confirm that the consideration for the subscription of the Fund Products was determined by the Company and Beijing Tongxing on an arm's length basis on commercial terms after considering the idle cash available to the Group for cash management purpose and the risk level, investment terms and annualised rate of return of the products.

IV. THE REASON AND BENEFITS FOR THE SUBSCRIPTION OF THE FUND PRODUCTS

The capital for the subscription of Fund Products is the Group's own internal fund that is not required for operation or capital expenditure purposes on an ongoing basis. The subscription of Fund Products is considered as part of the Group's financial management to improve its capital utilisation. Reasonable and efficient use of such capital will enhance the efficiency of capital utilisation and potentially generate higher return as compared to the usual deposit interest rate provided by commercial banks, and therefore benefits the Group. In addition, the Company has fully considered its capital demand for daily operations and capital expenditures before purchasing and determining the subscription amount of the Fund Products. The subscription of Fund Products will not affect the working capital of the Group or the operation of the principal business of the Group.

V. INFORMATION ABOUT THE COMPANY AND THE FUND MANAGER

The Company is a limited liability company established in the PRC, the issued shares of which are listed on The Stock Exchange of Hong Kong Limited.

Beijing Tongxing was established in 2005, headquartered in Beijing with a registered and paid-in capital of RMB50 million. It is an independent third-party institution engaging in the asset management business, and has completed its private fund manager filing and issued products. To the best of the knowledge, information and belief of the Directors having made all reasonable enquiry, Beijing Tongxing and its ultimate beneficial owner are independent of the Company and its connected persons.

VI. LISTING RULES IMPLICATIONS

As one or more of the applicable percentage ratios in respect of the Subscription exceeds 5% but is less than 25%, the Subscription constitutes a disclosable transaction of the Company and is subject to the reporting and announcement requirements under Chapter 14 of the Listing Rules.

VII. DEFINITIONS

In this announcement, unless the context otherwise requires, the following terms shall have the following meanings:

“Beijing Tongxing”	Beijing Tongxing Gongying Asset Management Company Limited* (北京同興共贏資產管理有限公司), a company incorporated under the PRC laws, which is the fund manager and direct sales agency of the Fund
“Board”	the Board of Directors
“Company”	Roiserv Lifestyle Services Co., Ltd. (榮萬家生活服務股份有限公司) (formerly known as Rongwanjia Life Services Co., Ltd.* (榮萬家生活服務有限公司) and Langfang RiseSun Property Services Company Limited* (廊坊榮盛物業服務有限公司)), a company established in the PRC with limited liability, the issued shares of which are listed on The Stock Exchange of Hong Kong Limited (stock code: 2146)
“connected person(s)”	has the meaning ascribed to it under the Listing Rules
“Director(s)”	the director(s) of our Company
“Fund” or “Fund Products”	Tongxing Changxing No. 6 Fixed Income Private Equity Investment Fund* (同興長興6號固定收益私募證券投資基金), the security-type contractual open-ended fund subscribed by the Company
“Fund Properties”	Target properties of the contract managed by the fund manager and entrusted to the fund trustee, in which the holders of fund units have its legal right of disposal
“Group”	our Company and its subsidiaries
“HK\$”	Hong Kong dollars, the lawful currency of Hong Kong
“Hong Kong”	the Hong Kong Special Administrative Region of the PRC
“Independent Third Party(ies)”	parties independent of and not connected with the Company and any of its connected persons

“Listing Rules”	the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited
“Open Day(s)”	Monday, Tuesday and Wednesday of each week after the inception date of the Fund (or postponed to the following business day if it falls on a non-business day. If this postponement overlaps with the next Open Day, the two Open Days will be combined into one and will not be further postponed)
“PRC”	the People’s Republic of China, for the purpose of this announcement, excluding Hong Kong, Macao Special Administrative Region and Taiwan
“RMB”	Renminbi, the lawful currency of the PRC
“Shareholders”	the shareholder(s) of the Company
“Stock Exchange”	The Stock Exchange of Hong Kong Limited
“Subscription”	Subscription of the Fund Products
“%”	per cent

This announcement contains translation of HK\$ to RMB at the rate of HK\$1 = RMB0.8312 for the purpose of illustration only. The translation shall not be taken as representation that any amounts in HK\$ or RMB could be converted at such rate or at any other rate.

* *For identification purpose only*

By Order of the Board
Roiserv Lifestyle Services Co., Ltd.
Geng Jianfu
Chairman and Executive Director

Langfang, the PRC, 21 June 2021

As at the date of this announcement, the executive Directors are Mr. Geng Jianfu, Mr. Xiao Tianchi and Mr. Liu Yonggang, the non-executive Director is Mr. Zhang Wenge; and the independent non-executive Directors are Mr. Jin Wenhui, Mr. Siu Chi Hung and Mr. Tang Yishu.