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華潤萬象生活有限公司

China Resources Mixc Lifestyle Services Limited

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 1209)

**SUPPLEMENTAL ANNOUNCEMENT
REVISION OF ANNUAL CAPS FOR CERTAIN CONTINUING
CONNECTED TRANSACTIONS**

Reference is made to the announcement (the “**Announcement**”) of China Resources Mixc Lifestyle Services Limited (the “**Company**”) dated 25 October 2022 in relation to revision of annual caps for certain continuing connected transactions. Unless otherwise defined, capitalized terms used in this announcement shall have the same meanings as those used in the Announcement.

As disclosed in the Announcement, the other terms and pricing basis of the Existing Value-added Services Framework Agreement and the Existing Property Management Services Framework Agreement disclosed in the Prospectus remain unchanged, except for the Revised Annual Cap for Community Value-added Services and the Revised Annual Caps for Property Management Services respectively.

This announcement is to provide supplemental information on the pricing policy and pricing basis under the Existing Value-added Services Framework Agreement, the Supplemental Value-added Services Framework Agreement, the Existing Property Management Services Framework Agreement and the Supplemental Property Management Services Framework Agreement.

SUPPLEMENTAL VALUE-ADDED SERVICES FRAMEWORK AGREEMENT

Pricing policy and pricing basis for the provision of community value-added services (such as community living services and brokerage and assets services)

The pricing policy and pricing basis for the provision of community value-added services have remained unchanged for the Supplemental Value-added Services Framework Agreement. The service fees for the provision of community value-added services shall be determined after arm's length negotiations between the parties with reference to (i) the scope and standard of the services to be provided, (ii) the type, location and size of the properties, (iii) the anticipated operational costs (including, among others, labor costs, material costs and administrative costs) for providing such services, and (iv) the charging rates generally offered by the Group to independent third parties (i.e. individuals or companies who or which are not a director, chief executive or substantial shareholder of the Company or any of the subsidiaries, or an associate of any of such director, chief executive or substantial shareholder) for similar services taking into account the prevailing market rates for similar services in the open market and the historical charging rates during the three years ended 31 December 2017, 2018 and 2019 and the six months ended 30 June 2020.

In identifying the prevailing market rates, the Group will obtain the rates of similar services (in terms of scope and standard) offered to similar properties (in terms of type, location and size) in the market by collecting marketing information via research. Depending on the specific community value-added services, the Group shall adopt either (i) market-based pricing, (ii) cost-based pricing, (iii) demand-based pricing, (iv) strategically oriented pricing or (v) differential pricing. Taking into account the factors mentioned in the foregoing paragraph, the business teams shall propose a project pricing model. The functional teams shall review the reasonableness of the pricing model and the approval procedure of the Company shall ultimately be completed.

SUPPLEMENTAL PROPERTY MANAGEMENT SERVICES FRAMEWORK AGREEMENT

Pricing policy and pricing basis for the provision of property management services

The pricing policy and pricing basis for the provision of property management services have remained unchanged for the Supplemental Property Management Services Framework Agreement, which shall be determined pursuant to the relevant bidding/selection process and after arm's length negotiations with reference to (i) the type, location and size of the properties, (ii) the branding and positioning of the properties, (iii) the scope and standard of the services to be provided, (iv) the anticipated operational cost (including, among others, labor costs, material costs and administrative costs) for providing such services, (v) the customers profile, and (vi) the prevailing market rate for similar services in the open market and the historical charging rates during the three years ended 31 December 2017, 2018 and 2019 and the six months ended 30 June 2020.

For projects involving a bidding process, the lowest bid will be awarded the projects. Taking into account the factors mentioned in the foregoing paragraph, the Group shall specifically consider the anticipated operational cost, the expected profit margin and the prevailing market rates in order to submit a bid with a competitive price. In identifying the prevailing market rates, the Group will obtain the rates of similar services (in terms of scope and standard) offered to similar properties (in terms of type, location, size, branding and positioning) in the market by collecting marketing information via research.

By order of the Board
China Resources Mixc Lifestyle Services Limited
YU Linkang
President

The PRC, 1 November 2022

As at the date of this announcement, the board of directors of the Company comprises Mr. LI Xin and Mr. GUO Shiqing as non-executive directors, Mr. YU Linkang, Mr. WANG Haimin, Ms. WEI Xiaohua and Ms. YANG Hongxia as executive directors, and Mr. LAU Ping Cheung Kaizer, Mr. CHEUNG Kwok Ching, Mr. CHAN Chung Yee Alan and Ms. QIN Hong as independent non-executive directors.