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*Unless otherwise defined herein, capitalized terms used in this announcement shall have the same meanings as those defined in the prospectus dated 8 May 2024 (the “**Prospectus**”) issued by Hollwin Urban Operation Service Group Co., Ltd (the “**Company**”).*

*This announcement is for information purposes only and does not constitute an invitation or offer to acquire, purchase or subscribe for any securities of the Company. This announcement is not a prospectus. Potential investors should read the Prospectus for detailed information about the Company and the Global Offering described below before deciding whether or not to invest in the Offer Shares. Any investment decision in relation to the Offer Shares 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 or in any other jurisdiction. The securities mentioned herein 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 securities law of any state or other jurisdiction of the United States and may not be offered, sold, pledged or transferred within the United States, except in transactions exempt from, or not subject to, the registration requirements of the U.S. Securities Act. There will be no public offer of securities in the United States. The Offer Shares are being offered and sold outside the United States in offshore transactions in reliance on Regulation S under the U.S. Securities Act.*

*Potential investors of the Offer Shares should note that the Sole Sponsor and the Overall Coordinator (for itself and on behalf of the Hong Kong Underwriters) shall, in their sole and absolute discretion, terminate their obligations under the Hong Kong Underwriting Agreement with immediate effect upon the occurrence of any of the events set out in the section headed “Underwriting – Underwriting Arrangements and Expenses – Hong Kong Public Offering - Hong Kong Underwriting Agreement – Grounds for Termination” in the Prospectus at any time prior to 8:00 a.m. (Hong Kong time) on the Listing Date (which is currently expected to be on 17 May 2024).*

**HOLLWIN URBAN OPERATION SERVICE GROUP CO., LTD / 泓盈城市運營服務  
集團股份有限公司**

**ANNOUNCEMENT OF FINAL OFFER PRICE AND  
ALLOTMENT RESULTS**

Unless otherwise defined herein, capitalised terms used in this announcement shall have the same meanings as those defined in the prospectus dated 8 May 2024 (the “**Prospectus**”) issued by Hollwin Urban Operation Service Group Co., Ltd (the “**Company**”).

**Warning: In view of high concentration of shareholding in a small number of H Shareholders, H Shareholders and prospective investors should be aware that the price of the H Shares could move substantially even with a small number of H Shares traded and should exercise extreme caution when dealing in the H Shares.**

**SUMMARY**

**Company information**

<b>Stock code</b>	2529
<b>Stock short name</b>	HOLLWIN URBAN
<b>Dealings commencement date</b>	17 May 2024*

\*see note at the end of the announcement

**Price Information**

<b>Final Offer Price</b>	HK\$3.200
<b>Offer Price Range</b>	HK\$3.200 - HK\$3.600
<b>Offer Price Adjustment exercised</b>	No

**Offer Shares and Share Capital**

<b>Number of Offer Shares</b>	40,000,000
<b>Number of Offer Shares in Hong Kong Public Offering (after reallocation)</b>	12,000,000
<b>Number of offer shares in International Placing (after reallocation)</b>	28,000,000
<b>Number of issued shares upon Listing</b>	160,000,000

**Proceeds**

<b>Gross proceeds (Note)</b>	HK\$ 128.00 million
<b>Less: Estimated listing expenses payable based on Final Offer Price</b>	HK\$ (41.62) million
<b>Net proceeds</b>	HK\$ 86.38 million

Note: Gross proceeds refers to the amount to which the issuer is entitled receive. For details of the use of proceeds, please refer to the Prospectus dated 8 May 2024.

**ALLOTMENT RESULTS DETAILS**

**HONG KONG PUBLIC OFFERING**

<b>No. of valid applications</b>	5,727
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<b>No. of successful applications</b>	4,745
<b>Subscription level</b>	47.59 times
<b>Claw-back triggered</b>	Yes
<b>No. of Offer Shares initially available under the Hong Kong Public Offering</b>	4,000,000
<b>No. of Offer Shares reallocated from the International Placing (claw-back)</b>	8,000,000
<b>Final no. of Offer Shares under the Hong Kong Public Offering (after reallocation)</b>	12,000,000
<b>% of Offer Shares under the Hong Kong Public Offering to the Global Offering</b>	30.00%

*Note: For details of the final allocation of shares to the Hong Kong Public Offering, investors can refer to [www.ewhiteform.com.hk/results](http://www.ewhiteform.com.hk/results) to perform a search by name or identification number or [www.ewhiteform.com.hk/eAnnouncement/](http://www.ewhiteform.com.hk/eAnnouncement/) for the full list of allottees.*

### **INTERNATIONAL PLACING**

<b>No. of places</b>	135
<b>Subscription Level</b>	1.20 times
<b>No. of Offer Shares initially available under the International Placing</b>	36,000,000
<b>No. of Offer Shares reallocated to the Hong Kong Public Offering (claw-back)</b>	8,000,000
<b>Final no. of Offer Shares under the International Placing (after reallocation)</b>	28,000,000
<b>% of Offer Shares under the International Placing to the Global Offering</b>	70.00%

*The Directors confirm that, to the best of their knowledge, information and belief, (i) none of the Offer Shares subscribed by the places and the public have been financed directly or indirectly by the Company, any of the Directors, Supervisors, chief executive of the Company, controlling shareholders, substantial shareholders, existing shareholders of the Company or any of its subsidiaries or their respective close associates; and (ii) none of the places and the public who have purchased the Offer Shares are accustomed to taking instructions from the Company, any of the Directors, Supervisors, chief executive of the Company, controlling shareholders, substantial shareholders, existing shareholders of the Company or any of its subsidiaries or their respective close associates in relation to the acquisition, disposal, voting or other disposition of Shares registered in his/her/its name or otherwise held by him/her/it.*

*The places in the International Placing include the following:*

#### **Cornerstone Investors**

<b>Investor</b>	<b>No. of Offer Shares allocated</b>	<b>% of Offer Shares</b>	<b>% of total issued H Shares after the Global Offering</b>	<b>% of total issued share capital after the Global Offering</b>	<b>Existing shareholders or their close associates</b>
LENS TECHNOLOGY	5,000,000	12.50%	12.50%	3.13%	No

<i>Investor</i>	<i>No. of Offer Shares allocated</i>	<i>% of Offer Shares</i>	<i>% of total issued H Shares after the Global Offering</i>	<i>% of total issued share capital after the Global Offering</i>	<i>Existing shareholders or their close associates</i>
(HK) CO., LIMITED					
LEYARD (HONGKONG) CO., LIMITED	5,000,000	12.50%	12.50%	3.13%	No
SANAN INTERNATIONAL HOLDING CO., LIMITED	4,687,000	11.72%	11.72%	2.93%	No
HONGKONG JIAGANG TRADING LIMITED	3,125,000	7.81%	7.81%	1.95%	No
XIANGZHENG CAPITAL LIMITED	3,125,000	7.81%	7.81%	1.95%	No
Total	20,937,000	52.34%	52.34%	13.09%	

## **LOCK-UP UNDERTAKINGS**

### **Controlling Shareholders**

<i>Name</i>	<i>Number of shares held in the Company subject to lock-up undertakings upon listing</i>	<i>% of shareholding in the Company subject to lock-up undertakings upon listing</i>	<i>Last day subject to the lock-up undertakings</i>
Changsha Urban Development Group Co., Ltd. / 長沙城市發展集團有限公司	114,000,000	71.25% <sup>Note 2</sup>	16 November 2024 (First Six-Month Period) <sup>Note 1</sup>
			16 May 2025 (Second Six-Month Period) <sup>Note 1</sup>
Yuelushan Tourism Culture Development Co., Ltd. / 岳麓山旅遊文化開發有限公司	6,000,000	3.75% <sup>Note 2</sup>	16 November 2024 (First Six-Month Period) <sup>Note 1</sup>
			16 May 2025 (Second Six-Month Period) <sup>Note 1</sup>
Subtotal	120,000,000	75.00%	

*Notes:*

(1) The expiry date of the lock-up period shown in the table above is pursuant to the PRC Company Law. In accordance with the relevant Listing Rules/guidance materials, the required lock-up for the first six-month period ends on 16 November 2024 and for the second six-month period ends on 16 May 2025.

(2) Immediately following the completion of the Global Offering, the Company is owned directly as to (i) approximately 71.25% by Changsha Urban Development Group Co., Ltd.; and (ii) approximately 3.75% by Yuelushan Tourism

<i>Name</i>	<i>Number of shares held in the Company subject to lock-up undertakings upon listing</i>	<i>% of shareholding in the Company subject to lock-up undertakings upon listing</i>	<i>Last day subject to the lock-up undertakings</i>
<i>Culture Development Co., Ltd., which is wholly owned by Changsha Urban Construction Investment and Development Group Co., Ltd and in turn, wholly owned by Changsha Urban Development Group Co., Ltd. Accordingly, Changsha Urban Development Group Co., Ltd., Changsha Urban Construction Investment and Development Group Co., Ltd and Yuehushan Tourism Culture Development Co., Ltd. constitute a group of controlling shareholders of the Company under the Listing Rules.</i>			

### **Cornerstone Investors**

<i>Name</i>	<i>Number of shares held in the Company subject to lock-up undertakings upon listing</i>	<i>% of total issued H-shares after the Global Offering subject to lock-up undertakings upon listing</i>	<i>% of shareholding in the Company subject to lock-up undertakings upon listing</i>	<i>Last day subject to the lock-up undertakings</i>
LENS TECHNOLOGY (HK) CO., LIMITED / 藍思科技(香港)有限公司	5,000,000	12.50%	3.13%	16 November 2024
Leyard (HongKong) Co., Limited / 利亞德(香港)有限公司	5,000,000	12.50%	3.13%	16 November 2024
Sanan International Holding Co., Limited / 三安國際控股有限公司	4,687,000	11.72%	2.93%	16 November 2024
Xiangzheng Capital Limited / 湘正投資有限公司	3,125,000	7.81%	1.95%	16 November 2024
HONGKONG JIAGANG TRADING LIMITED / 香港嘉港貿易有限公司	3,125,000	7.81%	1.95%	16 November 2024
Subtotal	20,937,000	52.34%	13.09%	
<i>In accordance with the relevant Listing Rule/guidance materials, the required lock-up ends on 16 November 2024.</i>				

***PLACEE CONCENTRATION ANALYSIS***

<b>Placees</b>	<b>Number of H Shares allotted</b>	<b>Allotment as % of International Placing</b>	<b>Allotment as % of total Offer Shares</b>	<b>Number of Shares held upon Listing</b>	<b>% of total issued share capital upon Listing</b>
Top 1	5,000,000	17.86%	12.50%	5,000,000	3.13%
Top 5	20,937,000	74.78%	52.34%	20,937,000	13.09%
Top 10	26,977,000	96.35%	67.44%	26,977,000	16.86%
Top 25	27,890,000	99.61%	69.73%	27,890,000	17.43%

*Notes*

*\* Ranking of placees is based on the number of H Shares allotted to the placees.*

### ***H SHAREHOLDERS CONCENTRATION ANALYSIS***

<b>H Shareholders*</b>	<b>Number of H Shares allotted</b>	<b>Allotment as % of International Placing</b>	<b>Allotment as % of total Offer Shares</b>	<b>Number of H Shares held upon Listing</b>	<b>% of total issued H Shares upon Listing</b>	<b>Number of Shares held upon Listing</b>	<b>% of total issued share upon Listing</b>
Top 1	5,000,000	17.86%	12.50%	5,000,000	12.50%	5,000,000	3.13%
Top 5	20,937,000	74.78%	52.34%	20,937,000	52.34%	20,937,000	13.09%
Top 10	27,077,000	96.70%	67.69%	27,077,000	67.69%	27,077,000	16.92%
Top 25	33,741,000	120.50%	84.35%	33,741,000	84.35%	33,741,000	21.09%

*Notes*

*\* Ranking of H Shareholders is based on the number of H Shares held by the H Shareholders upon Listing.*

### ***SHAREHOLDER CONCENTRATION ANALYSIS***

<b>Shareholders</b>	<b>Number of H Shares allotted</b>	<b>Allotment as % of International Placing</b>	<b>Allotment as % of total Offer Shares</b>	<b>Number of H Shares held upon Listing</b>	<b>Number of Shares held upon Listing</b>	<b>% of total issued share upon Listing</b>
Top 1	0	0.00%	0.00%	0	120,000,000	75.00%
Top 5	17,812,000	63.61%	44.53%	17,812,000	137,812,000	86.13%
Top 10	26,513,000	94.69%	66.28%	26,513,000	146,513,000	91.57%
Top 25	33,441,000	119.43%	83.60%	33,441,000	153,441,000	95.90%

*Notes*

*\* Ranking of Shareholders is based on the number of Shares (of all classes) held by the Shareholder upon Listing.*

### ***BASIS OF ALLOCATION UNDER THE HONG KONG PUBLIC OFFERING***

Subject to the satisfaction of the conditions set out in the Prospectus, valid applications made by the public will be conditionally allocated on the basis set out below:

<b>NO. OF H SHARES APPLIED FOR</b>	<b>NO. OF VALID APPLICATIONS</b>	<b>BASIS OF ALLOTMENT / BALLOT</b>	<b>APPROXIMATE PERCENTAGE ALLOTTED OF THE TOTAL NO. OF H SHARES APPLIED FOR</b>
<b>Pool A</b>			
1,000	2,098	1,679 out of 2,098 to receive 1,000 H Shares	80.03%
2,000	629	504 out of 629 to receive 1,000 H Shares	40.06%
3,000	240	130 out of 240 to receive 1,000 H Shares	18.06%

4,000	90	54 out of 90 to receive 1,000 H Shares	15.00%
5,000	165	107 out of 165 to receive 1,000 H Shares	12.97%
6,000	73	48 out of 73 to receive 1,000 H Shares	10.96%
7,000	46	32 out of 46 to receive 1,000 H Shares	9.94%
8,000	43	33 out of 43 to receive 1,000 H Shares	9.59%
9,000	39	32 out of 39 to receive 1,000 H Shares	9.12%
10,000	784	606 out of 784 to receive 1,000 H Shares	7.73%
15,000	136	1,000 H Shares	6.67%
20,000	170	1,000 H Shares plus 34 out of 170 to receive additional 1,000 H Shares	6.00%
25,000	244	1,000 H Shares plus 92 out of 244 to receive additional 1,000 H Shares	5.51%
30,000	92	1,000 H Shares plus 32 out of 92 to receive additional 1,000 H Shares	4.49%
35,000	30	1,000 H Shares plus 4 out of 30 to receive additional 1,000 H Shares	3.24%
40,000	148	1,000 H Shares plus 30 out of 148 to receive additional 1,000 H Shares	3.01%
60,000	153	1,000 H Shares plus 81 out of 153 to receive additional 1,000 H Shares	2.55%
80,000	89	2,000 H Shares	2.50%
100,000	123	2,000 H Shares plus 12 out of 123 to receive additional 1,000 H Shares	2.10%
120,000	51	2,000 H Shares plus 20 out of 51 to receive additional 1,000 H Shares	1.99%
140,000	36	2,000 H Shares plus 26 out of 36 to receive additional 1,000 H Shares	1.94%
160,000	24	3,000 H Shares	1.88%
180,000	18	3,000 H Shares plus 3 out of 18 to receive additional 1,000 H Shares	1.76%
200,000	60	3,000 H Shares plus 6 out of 60 to receive additional 1,000 H Shares	1.55%
300,000	52	3,000 H Shares plus 16 out of 52 to receive additional 1,000 H Shares	1.10%
400,000	15	4,000 H Shares	1.00%
500,000	13	4,000 H Shares plus 7 out of 13 to receive additional 1,000 H Shares	0.91%
600,000	10	4,000 H Shares plus 2 out of 10 to receive additional 1,000 H Shares	0.70%
700,000	6	4,000 H Shares plus 3 out of 6 to receive additional 1,000 H Shares	0.64%
800,000	4	5,000 H Shares	0.63%
900,000	16	5,000 H Shares plus 1 out of 16 to receive additional 1,000 H Shares	0.56%
1,000,000	9	5,000 H Shares plus 4 out of 9 to receive additional 1,000 H Shares	0.54%
1,200,000	8	6,000 H Shares	0.50%
	5,714	Total number of Pool A successful applicants: 4732	
Pool B			
1,400,000	6	398,000 H Shares	28.43%
1,600,000	3	452,000 H Shares	28.25%
2,000,000	4	564,000 H Shares	28.20%
	13	Total number of Pool B successful applicants: 13	



*As of the date of this announcement, the relevant subscription monies previously deposited in the designated nominee accounts have been remitted back to the accounts of all HKSCC participants. Investors should contact their relevant brokers for any inquiries.*

### **COMPLIANCE WITH LISTING RULES AND GUIDANCE**

The Directors confirm that, except for the Listing Rules that have been waived and/or in respect of which consent has been obtained, the Company has complied with the Listing Rules and guidance materials in relation to the placing, allotment and listing of the Company's shares.

The Directors confirm that, to the best of their knowledge, the consideration paid by the places or the public (as the case may be) directly or indirectly for each Offer Share subscribed for or purchased by them was the same as the final Offer Price in addition to any brokerage, AFRC transaction levy, SFC transaction levy and trading fee payable.

### **DISCLAIMERS**

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*The Offer Shares are being offered and sold (1) solely to qualified institutional buyers as defined in Rule 144A under the U.S. Securities Act pursuant to an exemption from registration under the U.S. Securities Act and (2) outside the United States in offshore transactions in reliance on Regulation S under the U.S. Securities Act.*

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*\*Potential investors of the Offer Shares should note that the Sole Sponsor and the Overall Coordinator (for themselves and on behalf of the Hong Kong Underwriters) shall be entitled to terminate their obligations under the Hong Kong Underwriting Agreement with immediate effect upon the occurrence of any of the events set out in the paragraph headed "Underwriting – Underwriting*

*Arrangements and Expenses – Hong Kong Public Offering – Hong Kong Underwriting Agreement – Grounds for Termination” in the Prospectus at any time prior to 8:00 a.m. (Hong Kong time) on the Listing Date (which is currently expected to be on 17 May 2024).*

## **PUBLIC FLOAT**

The Directors confirm that, immediately following completion of the Global Offering: (i) at least 25% of the total number of issued Shares will be held by the public, in compliance with Rule 8.08(1) of the Listing Rules; (ii) the Shares will be held by at least 300 Shareholders at the time of Listing, in compliance with Rule 8.08(2) of the Listing Rules; (iii) the three largest public Shareholders will not hold more than 50% of the Shares held in public hands at the time of Listing, in compliance with Rule 8.08(3) of the Listing Rules; (iv) no placee will, individually, be placed more than 10% of the enlarged issued share capital of the Company immediately after the Global Offering; and (v) there will not be any new substantial Shareholder (as defined in the Listing Rules) of the Company.

## **COMMENCEMENT OF DEALINGS**

The H Share certificates will only become valid evidence of title at 8:00 a.m. on Friday, 17 May 2024 (Hong Kong time), provided that the Global Offering has become unconditional and the right of termination described in the section headed “Underwriting – Underwriting Arrangements and Expenses – Hong Kong Public Offering – Hong Kong Underwriting Agreement – Grounds for Termination” in the Prospectus has not been exercised. Investors who trade the H Shares on the basis of publicly available allocation details prior to the receipt of share certificates or prior to the share certificates becoming valid evidence of title do so entirely at their own risk. Assuming that the Hong Kong Public Offering becomes unconditional at or before 8:00 a.m. on Friday, 17 May 2024 (Hong Kong time), it is expected that dealings in our H Shares on the Hong Kong Stock Exchange will commence at 9:00 a.m. on Friday, 17 May 2024 (Hong Kong time). The H Shares will be traded in board lots of 1,000 H Shares each, and the stock code of the H Shares will be 2529.

By order of the Board  
**Hollwin Urban Operation Service Group Co., Ltd**  
**Mr. Xie Yi**  
Chairman and Executive Director

Hong Kong, 16 May 2024

*As at the date of this announcement, the Board of Directors of the Company comprises: (i) Mr. Xie Yi, Mr. Yan Yongxiang, Mr. Duan Wenming and Mr. Wong Kwok Fu as executive Directors; (ii) Mr. Yu Xiao as a non-executive Director; and (iii) Ms. Chan Ka Lai Vanessa, Dr. Dai Xiaofeng and Mr. Tse Chi Wai as independent non-executive Directors.*