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## **Jiayuan Services Holdings Limited**

**佳源服務控股有限公司**

*(Incorporated in the Cayman Islands with limited liability)*

**(Stock Code: 1153)**

### **PLACING OF NEW SHARES UNDER GENERAL MANDATE**

#### **Placing Agent**



#### **PLACING OF NEW SHARES UNDER GENERAL MANDATE**

On 15 April 2026 (after trading hours), the Company entered into the Placing Agreement with the Placing Agent, pursuant to which the Placing Agent has conditionally agreed, as agent of the Company, to procure on a best effort basis to Placees who and whose ultimate beneficial owners shall be Independent Third Parties to subscribe for up to 60,500,000 Placing Shares at the Placing Price of HK\$0.25 per Placing Share.

Assuming that there will be no change in the issued share capital of the Company between the date of this announcement and the completion of the Placing, the maximum of 60,500,000 Placing Shares represent (i) approximately 9.89% of the existing issued share capital of the Company as at the date of this announcement; and (ii) approximately 9.00% of the issued share capital of the Company as enlarged by the allotment and issue of all the Placing Shares.

The Placing Price of HK\$0.25 per Placing Share represents: (i) a discount of approximately 5.66% to the closing price of HK\$0.265 per Share as quoted on the Stock Exchange on the date of the Placing Agreement; and (ii) a discount of approximately 13.80% to the average closing price of approximately HK\$0.29 per Share as quoted on the Stock Exchange for the last five consecutive trading days immediately prior to the date of the Placing Agreement.

The Placing Shares will be allotted and issued pursuant to the General Mandate and is not subject to further Shareholders' approval. An application will be made by the Company to the Listing Committee of the Stock Exchange for the listing of, and permission to deal in, the Placing Shares.

Assuming all the Placing Shares are fully placed, the gross proceeds from the Placing will be HK\$15,125,000. The net proceeds, after deduction of all relevant expenses (including but not limited to placing commission, legal expenses and disbursements) incidental to the Placing of approximately HK\$0.55 million, are estimated to be approximately HK\$14.60 million. The Company intends to apply the entire net proceeds of approximately HK\$14.60 million from the Placing for enriching the general working capital and strengthening the financial position of the Group which would be used for the general working capital of the Group including rental payments, staff costs, professional fees and other general administrative and operating expenses, and for the settlement of outstanding payables.

**Shareholders and potential investors of the Company should note that completion of the Placing is subject to the fulfilment of the conditions set out in the Placing Agreement. The Placing may or may not proceed. Shareholders and potential investors of the Company are therefore urged to exercise caution when dealing in the Shares and other securities of the Company.**

## **PLACING OF NEW SHARES UNDER GENERAL MANDATE**

On 15 April 2026 (after trading hours), the Company entered into the Placing Agreement with the Placing Agent, pursuant to which the Placing Agent has conditionally agreed, as agent of the Company, to procure on a best effort basis to Placees who and whose ultimate beneficial owners shall be Independent Third Parties to subscribe for up to 60,500,000 Placing Shares at the Placing Price of HK\$0.25 per Placing Share. Details of the Placing Agreement are set out below:

### **The Placing Agreement**

**Date:** 15 April 2026 (after trading hours)

**Parties:** (i) the Company, as issuer; and  
(ii) Bosco Securities Limited, as placing agent.

To the best of the Directors' knowledge, information and belief having made all reasonable enquiries, the Placing Agent and its ultimate beneficial owner(s) are Independent Third Parties. As at the date of this announcement, the Placing Agent is not interested in any Shares.

Pursuant to the terms of the Placing Agreement, the Placing Agent will receive a placing commission of 1.80% of the amount which is equal to the Placing Price multiplied by the total number of the Placing Shares actually placed by the Placing Agent. The placing commission in respect of the Placing was negotiated on arm's length basis between the Company and the Placing Agent and was determined with reference to, among other things, the prevailing commission rate charged by the Placing Agent to Independent Third Parties which are companies listed on the Stock Exchange for best-effort placing of shares with fund-raising size similar to the Placing and the price performance of the Shares. Given the maximum gross proceeds of the Placing of HK\$15,125,000, the maximum placing commission that the Placing Agent could receive from the Placing amount to HK\$272,250.

The Directors consider that the placing commission in respect of the Placing is fair and reasonable based on the current market conditions.

## **Placees**

The Placing Shares will be placed to Placees who shall be professional, institutional or other investors independent of and not connected with the Company, the connected persons of the Company and their respective associates, and who and whose ultimate beneficial owners are Independent Third Parties. Upon completion of the Placing, it is expected that none of the Placees will become a substantial Shareholder. If any of the Placees will become a substantial Shareholder after completion of the Placing, further announcement will be made by the Company.

## **Placing Shares**

Assuming that there will be no change in the issued share capital of the Company between the date of this announcement and the completion of the Placing, the maximum of 60,500,000 Placing Shares represent (i) approximately 9.89% of the existing issued share capital of the Company as at the date of this announcement; and (ii) approximately 9.00% of the issued share capital of the Company as enlarged by the allotment and issue of all the Placing Shares.

## **Ranking of the Placing Shares**

The Placing Shares, when allotted and issued, will rank pari passu in all respects among themselves and with the Shares in issue on the date of allotment and issue of the Placing Shares.

## **Placing Price**

The Placing Price of HK\$0.25 per Placing Share represents:

- (i) a discount of approximately 5.66% to the closing price of HK\$0.265 per Share as quoted on the Stock Exchange on the date of the Placing Agreement; and
- (ii) a discount of approximately 13.80% to the average closing price of approximately HK\$0.29 per Share as quoted on the Stock Exchange for the last five consecutive trading days immediately prior to the date of the Placing Agreement.

The net Placing Price (after deducting the costs and expenses of the Placing) is approximately HK\$0.241 per Placing Share. Based on a nominal value of HK\$0.01 per Share, the aggregate nominal value of the Placing Shares is HK\$605,000.

The Placing Price was arrived at after arm's length negotiations between the Company and the Placing Agent with reference to the prevailing market price and the recent trading performance of the Shares. The Directors consider that the Placing Price and the terms of the Placing Agreement are fair and reasonable and are in the interests of the Company and the Shareholders as a whole.

## **Conditions of the Placing**

The Placing is conditional upon the fulfilment of the following conditions:

- (i) the Listing Committee of the Stock Exchange granting the approval for the listing of, and the permission to deal in, the Placing Shares, and such approval not being subsequently revoked;
- (ii) all necessary consents and approvals to be obtained on the part of the Company in respect of the Placing Agreement and the transactions contemplated thereunder having been obtained and remaining in full force and effect; and
- (iii) all necessary consents and approvals to be obtained on the part of the Placing Agent in respect of the Placing Agreement and the transactions contemplated thereunder having been obtained and remaining in full force and effect.

In the event that any of the above conditions is not fulfilled on or before 6 May 2026 (or such other date as may be agreed between the parties to the Placing Agreement in writing), all rights, obligations and liabilities of the parties to the Placing Agreement shall cease and terminate and neither of the parties thereto shall have any claim against the other save for any antecedent breach under the Placing Agreement prior to such termination.

## **Completion of the Placing**

Completion of the Placing shall take place on a date falling within three Business Days after the day on which all the conditions set out in the Placing Agreement have been fulfilled (or such other date as may be agreed between the parties to the Placing Agreement in writing).

## **Application for listing**

An application will be made by the Company to the Listing Committee of the Stock Exchange for the listing of, and permission to deal in, the Placing Shares.

## **General Mandate to issue the Placing Shares**

The Placing Shares will be allotted and issued pursuant to the General Mandate. The maximum number of Shares that can be issued under the General Mandate is 122,341,800 Shares. As at the date of this announcement, no Shares have been allotted and issued under the General Mandate. The General Mandate is sufficient for the allotment and issue of all the Placing Shares. As such, the issue of the Placing Shares is not subject to further Shareholders' approval.

## Termination

The Placing Agent may terminate the Placing Agreement without any liability to the Company save for antecedent breach under the Placing Agreement prior to such termination, by notice in writing given to the Company at any time prior to 8:00 a.m. on the date of completion of the Placing upon the occurrence of the following events which, in the absolute opinion of the Placing Agent, has or may have an adverse effect on the business or financial conditions or prospects of the Company or the Group taken as a whole or the success of the Placing or the full placement of all of the Placing Shares or has or may otherwise make it inappropriate, inadvisable or inexpedient to proceed with the Placing on the terms and in the manner contemplated in the Placing Agreement if there develops, occurs or comes into force:

- (i) the occurrence of any event, development or change (whether or not local, national or international or forming part of a series of events, developments or changes occurring or continuing before, on and/or after the date of the Placing Agreement) and including an event or change in relation to or a development of an existing state of affairs of a political, military, industrial, financial, economic, fiscal, regulatory or other nature, resulting in a change in, or which may result in a change in, political, economic, fiscal, financial, regulatory or stock market conditions and which in the Placing Agent's absolute opinion would adversely affect the success of the Placing; or
- (ii) the imposition of any moratorium, suspension (for more than seven (7) trading days) or restriction on trading in the securities generally on the Stock Exchange occurring due to exceptional financial circumstances or otherwise and which in the Placing Agent's absolute opinion, would adversely affect the success of the Placing; or
- (iii) any new law or regulation or change in existing laws or regulations or any change in the interpretation or application thereof by any court or other competent authority in Hong Kong or any other jurisdiction relevant to the Group and if in the Placing Agent's absolute opinion any such new law or change may adversely affect the business or financial prospects of the Group and/or the success of the Placing; or
- (iv) any litigation or claim being instigated against any member of the Group, which has or may have an adverse effect on the business or financial position of the Group and which in the Placing Agent's absolute opinion would adversely affect the success of the Placing; or
- (v) any material adverse change in the business or in the financial or trading position or prospects of the Group as a whole; or
- (vi) any breach of any of the representations and warranties set out in the Placing Agreement comes to the knowledge of the Placing Agent or any event occurs or any matter arises on or after the date of the Placing Agreement and prior to the date of completion of the Placing which if had occurred or arisen before the date of the Placing Agreement would have rendered any of such representations and warranties untrue or incorrect or there has been a breach by the Company of any other provision of the Placing Agreement; or
- (vii) there is any material change (whether or not forming part of a series of changes) in market conditions which in the absolute opinion of the Placing Agent would materially and prejudicially affect the Placing or makes it inadvisable or inexpedient for the Placing to proceed.

If notice is given pursuant to the above, the Placing Agreement shall terminate and be of no further effect and neither party shall be under any liability to the other party in respect of the Placing Agreement save for any antecedent breach under the Placing Agreement prior to such termination.

## REASONS FOR AND BENEFITS OF THE PLACING AND USE OF PROCEEDS

The principal activity of the Company is investment holding, while the Group is principally engaged in the provision of property management services, value-added services to property developers and community value-added services in the PRC.

Assuming all the Placing Shares are fully placed, the gross proceeds from the Placing will be HK\$15,125,000. The net proceeds, after deduction of all relevant expenses (including but not limited to placing commission, legal expenses and disbursements) incidental to the Placing of approximately HK\$0.55 million, are estimated to be approximately HK\$14.60 million, representing a net issue price of approximately HK\$0.241 per Placing Share. The Company intends to apply the entire net proceeds of approximately HK\$14.60 million from the Placing for enriching the general working capital and strengthening the financial position of the Group which would be used for the general working capital of the Group including rental payments, staff costs, professional fees and other general administrative and operating expenses, and for the settlement of outstanding payables. The Directors consider that the Placing represents a good opportunity to raise additional funding through the equity market and will strengthen the Group's financial position.

In view of the aforesaid, the Directors (including the independent non-executive Directors) consider that the Placing Agreement is entered into upon normal commercial terms following arm's length negotiations between the Company and the Placing Agent and the terms of the Placing Agreement (including the Placing Price and the placing commission) are fair and reasonable and are in the interests of the Company and the Shareholders as a whole.

## CHANGES IN SHAREHOLDING STRUCTURE

The changes in the shareholding structure of the Company as a result of the Placing (assuming that there are no other changes in the issued share capital of the Company from the date of this announcement up to and immediately after completion of the Placing) are as follows:

	As at the date of this announcement		Immediately after completion of the Placing (assuming all the Placing Shares are fully placed)	
	<i>Number of Shares</i>	<i>Approx. %</i>	<i>Number of Shares</i>	<i>Approx. %</i>
Valuable Capital Limited (“VCL”) ( <i>Note</i> )	450,000,000	73.56	450,000,000	66.94
Linkto Tech Limited (“Linkto”) ( <i>Note</i> )	162,046	0.03	162,046	0.02
The Placees	–	–	60,500,000	9.00
Other public Shareholders	161,546,954	26.41	161,546,954	24.04
<b>Total</b>	<b>611,709,000</b>	<b>100.00</b>	<b>672,209,000</b>	<b>100.00</b>

*Note:* As at the date of this announcement, Linkto and VCL are concert parties to an agreement to buy shares described in s.317(1)(a) of the SFO, and accordingly, pursuant to s.317 and s.318 of the SFO, Linkto is deemed to be interested in the 450,000,000 Shares beneficially owned by VCL and VCL is deemed to be interested in the 162,046 Shares beneficially owned by Linkto.

## **EQUITY FUND RAISING ACTIVITIES OF THE COMPANY IN THE PAST 12 MONTHS**

The Company did not conduct any fund raising activities involving the issue of equity securities within the 12 months immediately prior to the date of this announcement.

## **INFORMATION OF THE COMPANY AND THE PLACING AGENT**

The principal activity of the Company is investment holding, while the Group is principally engaged in the provision of property management services, value-added services to property developers and community value-added services in the PRC.

The Placing Agent is a limited company incorporated in Hong Kong and a licensed corporation to carry out type 1 (dealing in securities), type 4 (advising on securities) and type 9 (asset management) regulated activities under the SFO. As at the date hereof, the Placing Agent and its ultimate beneficial owner(s) are Independent Third Parties.

## **GENERAL**

The Directors (including the independent non-executive Directors) are of the view that the Placing Agreement and the transactions contemplated thereunder have been entered into on normal commercial terms that are fair and reasonable, and in the interests of the Company and its Shareholders as a whole.

None of the Directors have a material interest in the transactions contemplated under the Placing Agreement, and none of them are required to abstain from voting on the resolutions of the Board in respect of the Placing.

**Shareholders and potential investors of the Company should note that completion of the Placing is subject to the fulfilment of the conditions set out in the Placing Agreement. The Placing may or may not proceed. Shareholders and potential investors of the Company are therefore urged to exercise caution when dealing in the Shares and other securities of the Company.**

## **DEFINITIONS**

In this announcement, unless the context otherwise requires, the following words and expressions shall have the following meanings when used herein:

“AFRC”	the Accounting and Financial Reporting Council of Hong Kong
“associate(s)”	has the meaning ascribed to it in the Listing Rules
“Board”	the board of Directors
“Business Day”	a day (other than a Saturday, Sunday, public holiday and any day on which a tropical cyclone warning signal no. 8 or above or a “black” rainstorm warning signal is hoisted or remains in effect between 9:00 a.m. and 5:00 p.m. or extreme weather condition is announced) on which licensed banks in Hong Kong are generally open for business throughout their normal business hours

“Company”	Jiayuan Services Holdings Limited (佳源服務控股有限公司), an exempted company incorporated in the Cayman Islands with limited liability, the Shares of which are listed on the Main Board of the Stock Exchange
“connected person(s)”	has the meaning as ascribed to it in the Listing Rules
“controlling shareholder”	has the meaning as ascribed to it in the Listing Rules
“Director(s)”	director(s) of the Company
“General Mandate”	the general mandate granted to the Directors pursuant to an ordinary resolution of the Company passed at the annual general meeting of the Company held on 7 June 2025 to allot, issue and deal with new Shares not exceeding 20% of the aggregate number of the issued Shares (excluding treasury shares) as at the date of passing of such resolution, pursuant to which a maximum of 122,341,800 new Shares may fall to be allotted and issued as at the date of this announcement
“Group”	the Company and its subsidiaries
“HK\$”	Hong Kong dollars, the lawful currency of Hong Kong
“Hong Kong”	Hong Kong Special Administrative Region of the PRC
“Independent Third Party(ies)”	any person or company and their respective ultimate beneficial owner(s) (if applicable) who, to the best of the Directors’ knowledge, information and belief having made all reasonable enquiries, are third parties independent of the Company and its connected persons
“Listing Committee”	has the meaning as ascribed to it in the Listing Rules
“Listing Rules”	the Rules Governing the Listing of Securities on the Stock Exchange
“Placee(s)”	any person or entity procured by the Placing Agent or its agent(s) to subscribe for any Placing Shares pursuant to the Placing Agreement
“Placing”	the placing, on a best effort basis, of up to 60,500,000 Placing Shares on and subject to the terms and condition set out in the Placing Agreement
“Placing Agent”	Bosco Securities Limited, a licensed corporation (CE No.: AEU219) to carry on type 1 (dealing in securities), type 4 (advising on securities) and type 9 (asset management) regulated activities under the SFO
“Placing Agreement”	the conditional placing agreement dated 15 April 2026 and entered into between the Company and the Placing Agent in relation to the Placing
“Placing Price”	HK\$0.25 per Placing Share (exclusive of any brokerage, SFC transaction levy, AFRC transaction levy and Stock Exchange transaction fee as may be payable)

“Placing Share(s)”	a total of up to 60,500,000 new Shares to be placed pursuant to the Placing Agreement and to be issued under the General Mandate, each a “Placing Share”
“PRC”	the People’s Republic of China, and for the purpose of this announcement, excludes Hong Kong, the Macau Special Administrative Region of the PRC and Taiwan
“Share(s)”	ordinary share(s) of HK\$0.01 each in the share capital of the Company
“Shareholder(s)”	holder(s) of the issued Share(s)
“SFC”	the Securities and Futures Commission of Hong Kong
“SFO”	the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong), as amended, modified and supplemented from time to time
“Stock Exchange”	The Stock Exchange of Hong Kong Limited
“%”	per cent.

By order of the Board  
**Jiayuan Services Holdings Limited**  
*Chairman and Executive Director*  
**Li Meng**

Hong Kong, 15 April 2026

*As at the date of this announcement, the Board comprises six Directors, of which Mr. Li Meng (Chairman) and Mr. Xin Bing are the executive Directors, Ms. Ruan Hong is the non-executive Director, and Mr. Zhang Chen, Ms. Cui Yan and Mr. Cai Sitao are the independent non-executive Directors.*