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**ROISERV 榮萬家**

**Roiserv Lifestyle Services Co., Ltd.**

**榮萬家生活服務股份有限公司**

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# MASTER ADVERTISING AND PUBLIC RELATIONS SERVICE AGREEMENT

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1 2021 30 2022  
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# MASTER CARPARK SALES AGENCY SERVICE AGREEMENT

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# LISTING RULES IMPLICATIONS

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**A. REVISION OF EXISTING ANNUAL CAP FOR CONTINUING CONNECTED TRANSACTIONS**

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*Connected Transaction*

*(B) Continuing connected transaction subject to the reporting, annual review and annual general meeting and approval from the independent shareholders' approval*

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	<b>For the year ending 31 December 2021 (RMB'000)</b>	<b>For the year ending 31 December 2022 (RMB'000)</b>
<b>Original annual cap</b>	26,000	33,500
<b>Revised annual cap</b>	80,000	80,000
2022, 31 2021, 31		

# REASONS FOR THE REVISION OF THE ANNUAL CAPS

The estimated annual sales volume for FY 2022 is expected to be lower than that for FY 2021 due to the impact of the COVID-19 pandemic. As a result, the estimated annual sales volume for FY 2022 is expected to be lower than that for FY 2021.

The estimated annual sales volume for FY 2022 is expected to be lower than that for FY 2021 due to the impact of the COVID-19 pandemic. As a result, the estimated annual sales volume for FY 2022 is expected to be lower than that for FY 2021.

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# NEW CONTINUING CONNECTED TRANSACTIONS

## B. MASTER ADVERTISING AND PUBLIC RELATIONS SERVICE AGREEMENT

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**Date:** 1 2021 ( )

**Parties:** (1)  ;  
(2)

**Scope of service:** ( Advertising and PR Services ).

**Term:** 1 2021 30 2022 ( )

**Pricing and other terms:**  A A  
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**Proposed  
Annual Cap:**

	2021	2022
Annual Cap	75,000	80,000

**For the one month ending  
31 December 2021**  
*(RMB'000)*

**For the eleven months ending  
30 November 2022**  
*(RMB'000)*

**Annual Cap** 75,000 80,000

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## PRICING POLICY

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**Date:** 1 January 2021 ( )

**Parties:** (1)  ;  
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**Scope of service:** The scope of service is to provide the following services to the client on a monthly basis, to be provided by the contractor, its employees, agents, subcontractors, and any other persons acting on behalf of the contractor, in accordance with the terms and conditions of the contract, including but not limited to the following:  **Carpark Agency Services** ).

**Term:** from 1 January 2021 to 30 January 2022 ( ).

**Pricing and other terms:** The contractor shall provide the following services to the client on a monthly basis, to be provided by the contractor, its employees, agents, subcontractors, and any other persons acting on behalf of the contractor, in accordance with the terms and conditions of the contract, including but not limited to the following:  **Carpark Agency Services** ).

**Proposed  
Annual Cap:**

As at 31 December 2021, the proposed annual cap for the year ending 31 December 2022 is RMB100,000,000 (100 million RMB).

	<b>For the one month ending 31 December 2021 (RMB'000)</b>	<b>For the eleven months ending 30 November 2022 (RMB'000)</b>
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**Annual Cap** 60,000 80,000

As at 31 December 2021, the proposed annual cap for the year ending 31 December 2022 is RMB100,000,000 (100 million RMB). The proposed annual cap for the year ending 31 December 2022 is RMB100,000,000 (100 million RMB).

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As at 31 December 2021, the proposed annual cap for the year ending 31 December 2022 is RMB100,000,000 (100 million RMB).

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**REASONS FOR AND BENEFITS OF ENTERING INTO THE MASTER  
CARPARK SALES AGENCY AGREEMENT**

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**BOARD APPROVAL**

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## INFORMATION IN RELATION TO THE PARTIES

### The Company

On 31 October 2002, the Company was incorporated in the Cayman Islands under the Companies Law of the Cayman Islands. The registered office of the Company is located at the registered office of the Company in the Cayman Islands.

### RiseSun Holdings

On 31 October 2002, RiseSun Holdings was incorporated in the Cayman Islands under the Companies Law of the Cayman Islands. The registered office of RiseSun Holdings is located at the registered office of the Company in the Cayman Islands.

### RiseSun Real Estate Development

On 30 November 1996, RiseSun Real Estate Development was incorporated in the Cayman Islands under the Companies Law of the Cayman Islands. The registered office of RiseSun Real Estate Development is located at the registered office of the Company in the Cayman Islands.

## DEFINITIONS

Unless otherwise specified, the following definitions apply to the terms used in this document:

- “Company” means RiseSun Real Estate Development (Incorporated in the Cayman Islands) (Stock Code: 002146).
- “RiseSun Holdings” means RiseSun Holdings (Incorporated in the Cayman Islands).
- “RiseSun Real Estate Development” means RiseSun Real Estate Development (Incorporated in the Cayman Islands).
- “RiseSun Real Estate Services” means RiseSun Real Estate Services (Incorporated in the Cayman Islands).
- “RiseSun Real Estate Development Services” means RiseSun Real Estate Development Services (Incorporated in the Cayman Islands).
- “RiseSun Real Estate Services (Cayman Islands)” means RiseSun Real Estate Services (Cayman Islands) (Incorporated in the Cayman Islands).
- “RiseSun Real Estate Services (Mainland China)” means RiseSun Real Estate Services (Mainland China) (Incorporated in the Mainland China).
- “RiseSun Real Estate Services (Hong Kong)” means RiseSun Real Estate Services (Hong Kong) (Incorporated in Hong Kong).
- “RiseSun Real Estate Services (Guangdong)” means RiseSun Real Estate Services (Guangdong) (Incorporated in Guangdong).
- “RiseSun Real Estate Services (Liaoning)” means RiseSun Real Estate Services (Liaoning) (Incorporated in Liaoning).
- “RiseSun Real Estate Services (Shandong)” means RiseSun Real Estate Services (Shandong) (Incorporated in Shandong).
- “RiseSun Real Estate Services (Zhejiang)” means RiseSun Real Estate Services (Zhejiang) (Incorporated in Zhejiang).
- “RiseSun Real Estate Services (Jiangsu)” means RiseSun Real Estate Services (Jiangsu) (Incorporated in Jiangsu).
- “RiseSun Real Estate Services (Henan)” means RiseSun Real Estate Services (Henan) (Incorporated in Henan).
- “RiseSun Real Estate Services (Anhui)” means RiseSun Real Estate Services (Anhui) (Incorporated in Anhui).
- “RiseSun Real Estate Services (Hubei)” means RiseSun Real Estate Services (Hubei) (Incorporated in Hubei).
- “RiseSun Real Estate Services (Sichuan)” means RiseSun Real Estate Services (Sichuan) (Incorporated in Sichuan).
- “RiseSun Real Estate Services (Chongqing)” means RiseSun Real Estate Services (Chongqing) (Incorporated in Chongqing).
- “RiseSun Real Estate Services (Shaanxi)” means RiseSun Real Estate Services (Shaanxi) (Incorporated in Shaanxi).
- “RiseSun Real Estate Services (Gansu)” means RiseSun Real Estate Services (Gansu) (Incorporated in Gansu).
- “RiseSun Real Estate Services (Inner Mongolia)” means RiseSun Real Estate Services (Inner Mongolia) (Incorporated in Inner Mongolia).
- “RiseSun Real Estate Services (Ningxia)” means RiseSun Real Estate Services (Ningxia) (Incorporated in Ningxia).
- “RiseSun Real Estate Services (Yunnan)” means RiseSun Real Estate Services (Yunnan) (Incorporated in Yunnan).
- “RiseSun Real Estate Services (Guizhou)” means RiseSun Real Estate Services (Guizhou) (Incorporated in Guizhou).
- “RiseSun Real Estate Services (Hainan)” means RiseSun Real Estate Services (Hainan) (Incorporated in Hainan).
- “RiseSun Real Estate Services (Tibet)” means RiseSun Real Estate Services (Tibet) (Incorporated in Tibet).
- “RiseSun Real Estate Services (Xinjiang)” means RiseSun Real Estate Services (Xinjiang) (Incorporated in Xinjiang).
- “RiseSun Real Estate Services (Inner Mongolia)” means RiseSun Real Estate Services (Inner Mongolia) (Incorporated in Inner Mongolia).
- “RiseSun Real Estate Services (Ningxia)” means RiseSun Real Estate Services (Ningxia) (Incorporated in Ningxia).
- “RiseSun Real Estate Services (Yunnan)” means RiseSun Real Estate Services (Yunnan) (Incorporated in Yunnan).
- “RiseSun Real Estate Services (Guizhou)” means RiseSun Real Estate Services (Guizhou) (Incorporated in Guizhou).
- “RiseSun Real Estate Services (Hainan)” means RiseSun Real Estate Services (Hainan) (Incorporated in Hainan).
- “RiseSun Real Estate Services (Tibet)” means RiseSun Real Estate Services (Tibet) (Incorporated in Tibet).
- “RiseSun Real Estate Services (Xinjiang)” means RiseSun Real Estate Services (Xinjiang) (Incorporated in Xinjiang).



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榮盛控股股份有限公司 ( )  
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榮盛房地產發展股份有限公司 ( 廊坊開發區榮盛房地產開發有限公司 ( 廊坊開發區榮盛房地產開發有限公司 (

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