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**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)**

**CONNECTED TRANSACTION  
ACQUISITION OF 70% EQUITY INTEREST IN THE TARGET COMPANY**

## THE ACQUISITION

Principal terms of the Agreement are summarized as follows:

### Date:

July 28, 2023 (before trading hours)

### Parties:

- (1) the Company as the purchaser; and
- (2) Risen Holding Co., Ltd.\* as the Vendor.

### Subject matter

Under the Agreement, the Vendor has conditionally agreed to sell, and the Company has conditionally agreed to purchase, the Sale Equity, representing 70% equity interest in the Target Company.

### Consideration and basis of determination of the consideration

The consideration for the Sale Equity is RMB50,155,000, which was determined after arm's length negotiation between the Company and the Vendor with reference to, among other (i) the appraised market value of the Target Company of RMB71,630,000 valued by an independent and qualified appraiser, Beijing Zhongyuan Asset Appraisal Co., Ltd. (the **Valuer**), using market approach as at March 31, 2023; (ii) the Sale Equity, representing 70% equity interest in the Target Company; and (iii) the reasons and benefits as more particularly set forth in the paragraph headed REASONS FOR AND BENEFITS OF THE ACQUISITION below.

The Valuer has adopted the comparable company method by selecting three comparable companies which are engaging in similar business in the PRC and are listed on the Shenzhen Stock Exchange or Shanghai Stock Exchange taken into consideration of the profitability, capacity, volume, and business environment of the Target Company (the **Comparable Companies**). The valuation was determined with reference to the average price-to-earnings (P/E) multiple of the Comparable Companies, the coefficient factor of the Comparable Companies, the net profit attributable to the owner of the Target Company for the year ended December 31, 2022 and the discount for lack of marketability given the Target Company is a private company as of the date of the Agreement. The adjusted P/E ratio of the Comparable Companies ranged from 13.98 to 21.97, with an average P/E ratio of 17.24.

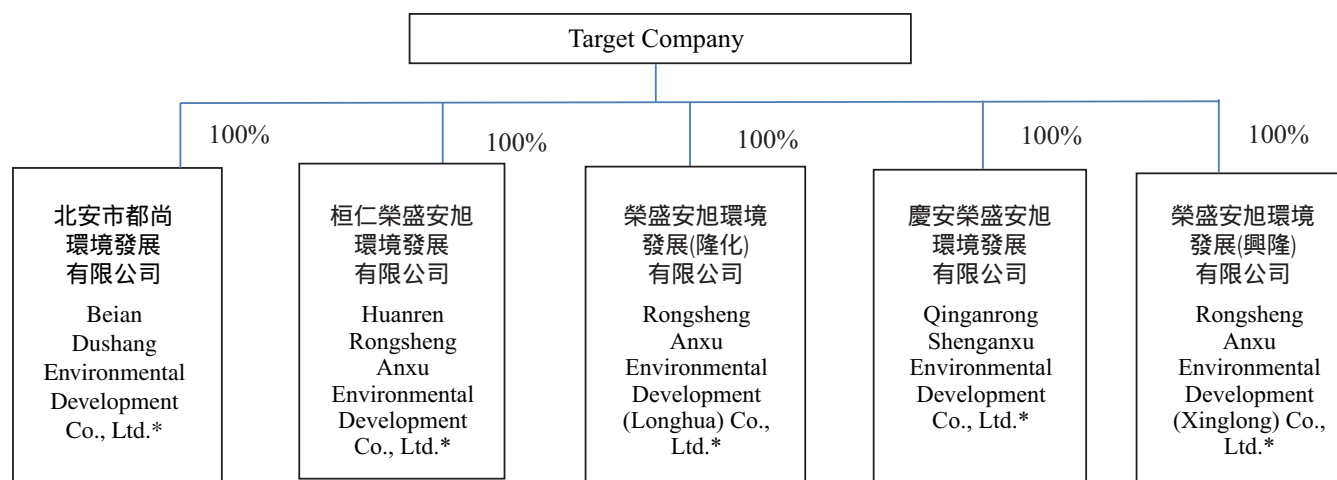
The consideration shall be payable in cash through wire transfer to the designated bank account within 30 days upon the signing of the Agreement.

The consideration will be funded by the Net Proceeds, as more particularly set forth in the paragraph set forth in the paragraph headed REASONS FOR AND BENEFITS OF THE ACQUISITION below.

The Board considered that the consideration is fair and reasonable having taken into account the following factors:

- (i) the consideration represents approximately the 70% equity interest of the share of the Target Company being approximately RMB50.15 million and is valued by an independent and qualified valuer; and
- (ii) the Target Company had recorded operating profit at an increasing trend in the year of 2022

Below is a chart depicting the structure of the Target Group which comprises the Target Company and its five wholly-owned subsidiaries as of the date of this announcement:



Beian Dushang Environmental Development Co., Ltd.\* is incorporated in the PRC and is limited liability and principally engaged in environmental health management, environmental protection and governance consulting services and urban household garbage removal services.

Huanren Rongsheng Anxu Environmental Development Co., Ltd.\* is incorporated in the PRC and is limited liability and principally engaged in urban garbage removal and residential services, road cleaning services and water pollution management services.

Rongsheng Anxu Environmental Development (Longhua) Co., Ltd.\* is incorporated in the PRC and is limited liability and principally engaged in environmental sanitation management, road management and maintenance services, and water pollution management services and other related services.

Qinganrong Shengnaxu Environmental Development Co., Ltd.\* is incorporated in the PRC and is limited liability and principally engaged in environmental sanitation management, environmental protection and governance consulting services, urban household garbage removal services and other related services.

Rongsheng Anxu Environmental Development (Xinglong) Co., Ltd.\* is incorporated in the PRC and is limited liability and principally engaged in environmental health management, environmental protection and governance consulting services, greener and other related services.

## FINANCIAL INFORMATION ON THE TARGET COMPANY

Set out below is the financial information of the Target Company prepared in accordance with the China Accounting Standard for Business Enterprises for the two years ended December 31, 2021 and 2022 and the full year for the five months ended May 31, 2023:

	For the year ended December 31, 2021 (i n a d i e d)	For the year ended December 31, 2022 (a d i e d)	For the five months ended May 31, 2023 (a d i e d)
Net profit before tax	12,288,431.19	14,356,035.09	7,434,485.66
Net profit after tax	9,216,323.39	9,364,029.94	5,721,351.76

The audited net asset value of the Target Company as at approximately RMB44,300 as at May 31, 2023.

The original cost of investment incurred by the Vendor in the Target Company as at approximately RMB7.41 million, representing the Vendor's capital contribution in the Target Company.

## REASONS FOR AND BENEFITS OF THE ACQUISITION

As disclosed in the announcement of the Company dated June 16, 2023, the Board resolved to change the scope of the Net Proceeds, which has the newly defined Net Proceeds in the amount of approximately HK\$151.8 million will be re-allocated to fund the strategic acquisition and investments in large companies engaging in, among other, environmental sanitation. China's 14th Five-Year Plan requires comprehensive improvement of quality of life and encourage innovation, urban management method, model and concept, hereby meeting the people's need for precision and efficiency. As the PRC Government increase investments in public environmental sanitation sector, provision of urban services has become an emerging business line with huge potential and growth opportunities for proper management enterprise.

In response to the PRC Government's latest policies and the newly issued norms for proper management services companies to engage in environmental sanitation business, the Company will explore a new model of provision of public services, and is committed to contributing to strengthen urban public services with a focus on environmental sanitation.

The Target Group is principally engaged in environmental sanitation and related services, with a total of 13 projects under management with gross floor area under management of approximately 13,145,800 square meters, covering three provinces and five cities in the PRC. The Company believes that the Acquisition will allow the Company to leverage its connections in the environmental sanitation business, utilizing the existing urban services expertise, contracts and customer connections of the Target Group and the Group could also expand and diversify its source of revenue.

In view of the above, the Directors (including the independent non-executive Directors) consider that the terms of the Agreements are on normal commercial terms and are fair and reasonable and are in the interest of the Company and the Shareholders as a whole, but are not entered into the ordinary and usual course of business of the Group.

## BOARD APPROVAL

As at the date of this announcement, the Vendor is owned and controlled by 60.09% by Mr. Geng Jianming, the ultimate controlling shareholder of the Company and the brother of Mr. Geng Jianfeng, the chairman of the Board and an executive Director. Mr. Geng Jianfeng is therefore considered to have a material interest in the transaction contemplated under the Agreements and has abstained from voting on the relevant Board resolution approving the Agreements and the transaction contemplated hereunder. Save as disclosed above, no other Director has a material interest in the Agreements or has abstained from voting on the relevant Board resolution approving the Agreements and the transaction contemplated hereunder.

## LISTING RULES IMPLICATIONS

The Vendor is Ri Esun Holding Co., Ltd.\* (榮盛控股股份有限公司), which is a controlling shareholder of the Company, and is a connected person of the Company, under Chapter 14A of the Listing Rules. Accordingly, the Acquisition constitutes a connected transaction of the Company, under Chapter 14A of the Listing Rules.

As the highest applicable percentage ratio in respect of the Acquisition exceeds 0.1% but is less than 5%, the Acquisition shall be subject to the reporting and announcement requirements but be exempt from the circular (including the appointment of independent financial adviser) and independent Shareholders' approval requirements, under Chapter 14A of the Listing Rules.

## DEFINITIONS

In this announcement, unless the context otherwise requires, the following expressions have the following meaning:

Acquisition	the acquisition of the Sale Equity pursuant to the terms of the Agreement
Agreement	the agreement dated July 28, 2023 entered into between the Company and the Vendor in relation to the sale and purchase of the Sale Equity
Associate	has the meaning ascribed to it under the Listing Rules
Board	the board of Directors
Company	Roi'er Life Service Co., Ltd. (榮萬家生活服務股份有限公司), a joint stock company established in the PRC with limited liability and the H Share of which are listed on the Main Board of the Stock Exchange (Stock Code: 2146)
connected person	has the meaning ascribed to it under the Listing Rules
controlling shareholder	has the meaning ascribed to it under the Listing Rules
Director	the director of the Company
Domestic Share	the ordinary share in the capital of the Company issued by the Company in PRC, with a nominal value of RMB1.00 each, which are subscribed for and paid up in RMB PRC national renminbi convertible under the relevant laws of the PRC
Global Offering	has the meaning ascribed to it in the prospectus of the Company dated December 31, 2020
Group	the Company and its subsidiaries
H Share	the overseas listed foreign share in the ordinary share capital of the Company with a nominal value of RMB1.00 each, which are subscribed for and traded in Hong Kong dollar and listed on the Main Board of the Stock Exchange
Hong Kong	the Hong Kong Special Administrative Region of the People's Republic of China
Independent Third Party (ie)	a person, or in the case of a company, the company and its immediate beneficial owner, who is independent of and not connected with the Company and its subsidiaries and its connected persons and its immediate beneficial owner or their respective associates

Listing Rules	the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited
Net Proceeds	the total net proceeds raised by the Company from the Global Offering which amounted to approximately HK\$1,168 million after deducting the underwriting commission and other expenses
PRC	the People's Republic of China, and for the purpose of this announcement, including Hong Kong, the Macau Special Administrative Region and Taiwan
RMB	Renminbi, the lawful currency of the PRC
Sale Equity	70% equity interest in the Target Company
Share(s)	share(s) in the share capital of the Company, with a nominal value of RMB1.00 each, comprising the Domestic Shares and the H Shares
Shareholder(s)	holder(s) of the Share(s)
Stock Exchange	The Stock Exchange of Hong Kong Limited
Target Company	Wanjia Smart Environmentmen (Beijing) Co., Ltd.* (萬家智慧環境(北京)有限公司), a company incorporated in the PRC with limited liability
Target Group	the Target Company and its subsidiaries
Vendor	Risen Holding Co., Ltd.* (榮盛控股股份有限公司), a joint stock company with limited liability established in the PRC on July 31, 2002 and one of the controlling shareholders of the Company
%	per cent

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

Langfang, the PRC, July 28, 2023

*As at the date of this announcement, the Board comprise Mr. Geng Jianfu, Mr. Li Hongbiao and Mr. Xiao Tianchi as Executive Director; Mr. Zhang Wenge as non-Executive Director; and Mr. Jin Wenhui, Mr. Xi Shaohong and Mr. Tang Yihua as independent non-Executive Director.*

\* *English name of the PRC established companies in this announcement are only for reference of their official Chinese name solely for identification purpose. In case of inconsistency, the Chinese name prevail.*