

Jinke 金科服务

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Jinke Smart Services Group Co., Ltd.

金科智慧服務集團股份有限公司

(a joint stock company incorporated in the People's Republic of China with limited liability)

(Stock Code: 9666)

26 September 2025

To the Offer Shareholders

Dear Sir or Madam,

**UNCONDITIONAL MANDATORY CASH OFFER BY
CHINA INTERNATIONAL CAPITAL CORPORATION
HONG KONG SECURITIES LIMITED
FOR AND ON BEHALF OF THE OFFEROR TO ACQUIRE
ALL OF THE OFFER SHARES IN THE COMPANY**

INTRODUCTION

We refer to the composite document dated 26 September 2025 jointly issued by the Company and the Offeror (the “**Composite Document**”), of which this letter forms part. Capitalised terms used in this letter have the same meanings as those defined in the Composite Document unless stated otherwise or the context requires otherwise.

We have been constituted by the Board as the Independent Board Committee to consider the terms of the Offer and to make a recommendation as to whether, in our opinion, the terms of the Offer are fair and reasonable insofar as the Offer Shareholders are concerned, and to make a recommendation in relation to the acceptance or not of the Offer.

Red Sun Capital Limited has been appointed as the Independent Financial Adviser with our approval to advise the Independent Board Committee in respect of the terms of the Offer and as to acceptance thereof. Details of their advice and recommendations and the principal factors and reasons considered and taken into account by it in arriving at its advice are set out in the “Letter from Independent Financial Adviser” at pages 32 to 62 of the Composite Document.

We also wish to draw your attention to the “Letter from the Board” and “Letter from CICC” and the additional information set out in the Composite Document.

We, as members of the Independent Board Committee, have declared that we are independent and do not have any conflict of interest in respect of the Offer and are therefore able to consider the terms of the Offer and make recommendations accordingly to the Offer Shareholders.

RECOMMENDATIONS

Having considered the terms of the Offer and the letter of advice and recommendations from the Independent Financial Adviser, we concur with the view of the Independent Financial Adviser and consider that the terms of the Offer are fair and reasonable insofar as the Offer Shareholders are concerned. Accordingly, we recommend the Offer Shareholders to accept the Offer.

However, in view of the volatility of the Share price and that the Shares have traded above the Offer Price during the Offer Period, those Offer Shareholders who intend to accept the Offer are reminded that they should closely monitor the market price of Shares during the Offer Period and should consider selling their Shares in the open market, rather than accepting the Offer, if the net proceeds from the sale of such Shares in the open market would exceed the net proceeds receivable under the Offer.

The Offer Shareholders are recommended to read the full text of the “Letter from Independent Financial Adviser” set out in the Composite Document.

Notwithstanding our recommendation, the Offer Shareholders should consider carefully the terms of the Offer. In any case, the Offer Shareholders are reminded that the decision to realise or to hold their investment is subject to individual circumstances and investment objectives.

If in doubt, the Offer Shareholders should consult their own professional advisers for professional advice. In addition, Offer Shareholders who wish to accept the Offer are recommended to read and consider carefully the procedures for accepting the Offer detailed in Appendix I titled “Further Terms and Procedures for Acceptance of the Offer” and the accompanying Form of Acceptance.

[signature page to the Letter from the Independent Board Committee]

Yours faithfully,
For and on behalf of the Independent Board Committee of

Jinke Smart Services Group Co., Ltd.

Ms. Yuan Lin

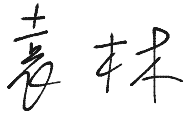
Independent non-executive
Director

Ms. Xiao Huilin

Independent non-executive
Director

Mr. Tung Woon Cheung Eric

Independent non-executive
Director

Handwritten signature of Ms. Yuan Lin in black ink.

[signature page to the Letter from the Independent Board Committee]

Yours faithfully,
For and on behalf of the Independent Board Committee of

Jinke Smart Services Group Co., Ltd.

Ms. Yuan Lin

Independent non-executive
Director

Ms. Xiao Huilin

Independent non-executive
Director

Mr. Tung Woon Cheung Eric

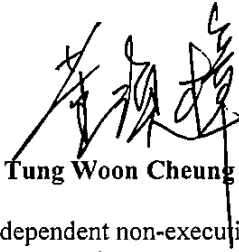
Independent non-executive
Director

A handwritten signature in black ink, appearing to be the name 'Eric Tung Woon Cheung' in a stylized cursive script.

[signature page to the Letter from the Independent Board Committee]

Yours faithfully,
For and on behalf of the Independent Board Committee of

Jinke Smart Services Group Co., Ltd.



Ms. Yuan Lin

Independent non-executive
Director

Ms. Xiao Huilin

Independent non-executive
Director

Mr. Tung Woon Cheung Eric

Independent non-executive
Director