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 Email: [info@ipox.com](mailto:info@ipox.com)  
 Office: +1 (312) 526-3634  
 Support +1 (312) 339-4114

**EVER SUNSHINE LIFESTYLE SERVICES GROUP LIMITED**  
**永升生活服务集团有限公司** **EVER SUNSHINE LIFESTYLE SERVICES GROUP LTD (1995 HK)**

## COMPANY DESCRIPTION

Ever Sunshine Lifestyle Services Group Limited is the property management services unit provider in China with a history traced back to 2003 as the property management services unit of *Yongsheng Property/CIFI Group*. Headquartered in Shanghai, Ever Sunshine Lifestyle Services Group provides property management and other value-added services for both residential and non-residential properties across China.

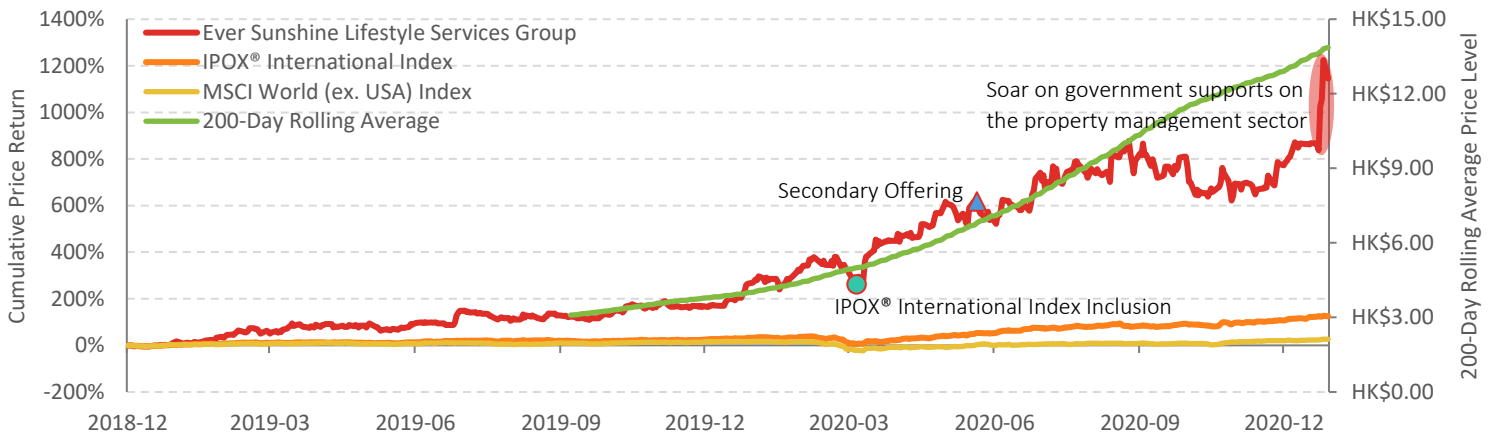
## BUSINESS MODEL

Ever Sunshine Lifestyle Services Group generates revenues from three main business lines including **a)** property management services such as cleaning, security, gardening and repair and maintenance services; **b)** value-added services for non-property owners such as sales assistance, tailored services, housing repair, pre-delivery inspection, and preliminary planning and design consultancy; **c)** community value-added services such as home living services, parking space management, leasing and sales services, property agency services, and common area value-added services.

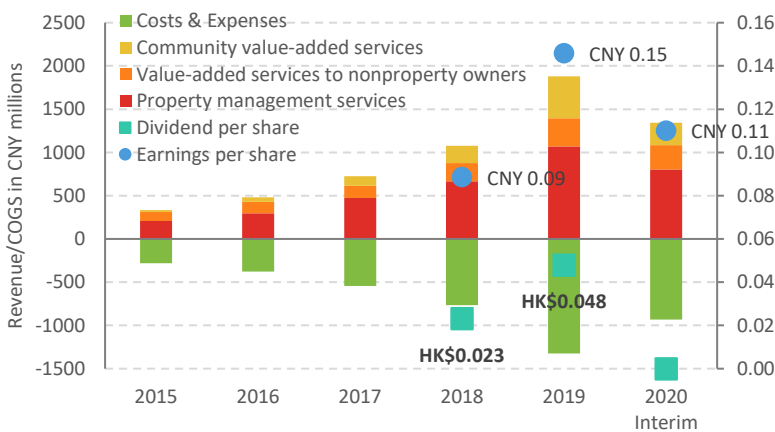
## IPO HISTORY

On **12/17/2018**, Ever Sunshine Lifestyle Services Group began trading on the HKEX. The property manager sold 380 million shares at **HK\$1.78 per share**, slightly below the midpoint of its expected range (HK\$1.60 to HK\$2.08), valuing the group at ca. HK\$2.73 billion (with 36.4 million greenshoe options exercised). The share opened down at HK\$1.75/share and closed the first day flat at HK\$1.78 (0.00%). **Ever Sunshine Lifestyle Services Group was included in the IPOX® International Portfolio (ETF: FPXI) on 3/23/2020 and currently weighs ca. 0.77% of the portfolio.**

## HISTORICAL PERFORMANCE



## GROWTH OUTLOOK



## GROUP PROFILE AND SUBSIDIARIES



## INDUSTRY COMPARISON

Company	Stock Symbol	IPO/Spin-off Date	Initial Return	Offer to Date (TR)	2021 YTD	Beta to Benchmark	Net Income In millions	Dividend per share
永升生活服务集团有限公司	1995 HK	12/17/2018	0.00%	1165.15%	30.73%	1.18	CNY 223.8	CNY 0.048
碧桂园服务	6098 HK	6/19/2018	0.00%	530.50%	18.88%	0.78	CNY 1,670.66	CNY 0.151
新城悦服务	1755 HK	11/06/2018	3.79%	662.89%	21.06%	1.20	CNY 282.01	CNY 0.18
保利物业	6049 HK	12/19/2019	29.24%	84.11%	5.32%	0.91	CNY 490.51	CNY 0.30