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GREENTOWN CHINA HOLDINGS LIMITED

綠城中國控股有限公司*

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 03900)

UNAUDITED OPERATING DATA FOR THE ELEVEN MONTHS ENDED 30 NOVEMBER 2022

The board of directors (the “**Board**”) of Greentown China Holdings Limited (the “**Company**”) is pleased to announce that certain unaudited operating data of the Company and its subsidiaries, together with its joint ventures and associates (the “**Greentown Group**”) for the eleven months ended 30 November 2022 as follows:

Greentown Group sold 6,494 units of self-investment projects with a saleable area of approximately 840,000 sqm in November 2022. Monthly sales** reached approximately RMB22.7 billion, with an approximate average selling price of RMB27,032 per sqm. From January to November 2022, Greentown Group recorded a saleable area of 6,960,000 sqm, with a contracted sales amounting to approximately RMB185.6 billion; of which approximately RMB105.7 billion was attributable to the Greentown Group. As at 30 November 2022, in addition to contracted sales, Greentown Group recorded subscription sales of RMB7.8 billion, of which approximately RMB4.4 billion was attributable to Greentown Group.

In November 2022, the total saleable area of the properties sold under Greentown Group project management business using the “Greentown” brand name (non-self-investment projects, referred to as “**projects under project management**”) achieved approximately 610,000 sqm, with a total contracted sales amount of approximately RMB10.8 billion. From January to November 2022, the total contracted sales of the projects under project management reached approximately RMB77.4 billion, with a total saleable area of approximately 5,330,000 sqm.

Taking into account all of the above, for the eleven months ended 30 November 2022, Greentown Group recorded a total saleable area of approximately 12,290,000 sqm, with a total contracted sales of approximately RMB263 billion.

* *For identification purposes only*

** *Monthly sales included contracted sales and subscription sales of the month*

The above-mentioned data is unaudited and is based on preliminary internal information of the Group, which may differ from figures to be disclosed in the audited or unaudited consolidated financial statements to be published by the Company on an annual or half-yearly basis due to various uncertainties during the process of collating such data. As such, the above data, which is preliminary in nature, is provided for investors' reference only. Investors are advised to exercise caution and not to place undue reliance on such data when dealing in the securities of the Company. In case of any doubt, investors should seek independent advice from professional or financial advisers.

By order of the Board
Greentown China Holdings Limited
Zhang Yadong
Chairman

Hangzhou, the PRC
6 December 2022

As at the date of this announcement, the Board comprises Mr ZHANG Yadong, Mr GUO Jiafeng, Mr WU Wende, Mr GENG Zhongqiang, Mr LI Jun and Ms HONG Lei as executive directors, Mr Stephen Tin Hoi NG and Mr WU Yiwen as non-executive directors and Mr JIA Shenghua, Mr HUI Wan Fai, Mr QIU Dong and Mr ZHU Yuchen as independent non-executive directors.