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**SHINSUN 祥生**  
**Shinsun Holdings (Group) Co., Ltd.**  
**祥生控股(集團)有限公司**  
*(Incorporated in the Cayman Islands with limited liability)*  
**(Stock code: 02599)**

**UNAUDITED OPERATING STATISTICS FOR MAY 2023**

The board (the “**Board**”) of directors (the “**Directors**”) of Shinsun Holdings (Group) Co., Ltd. (the “**Company**”, together with its subsidiaries, the “**Group**”) is pleased to announce that in May 2023, (i) the total contracted sales attributable to the Group amounted to approximately RMB987 million; (ii) the contracted gross floor area attributable to the Group amounted to approximately 72,654 square meters; and (iii) the average contracted selling price attributable to the Group amounted to approximately RMB13,578 per square meter.

For the five months ended 31 May 2023, (i) the total contracted sales attributable to the Group amounted to approximately RMB7,867 million; (ii) the contracted gross floor area attributable to the Group amounted to approximately 578,963 square meters; and (iii) the average contracted selling price attributable to the Group amounted to approximately RMB13,588 per square meter.

The operating statistics as disclosed above are unaudited and are based on preliminary internal information of the Group, which may differ from the 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 collecting such information. As such, the above operating statistics are provided for investors’ reference only. Investors are advised to exercise caution and not to place undue reliance on such information when dealing in the securities of the Company. When in doubt, investors are advised to seek professional advice from professionals or financial advisers.

By order of the Board  
**Shinsun Holdings (Group) Co., Ltd.**  
**Chen Hongni**  
*Executive Director*

Hong Kong, 27 June 2023

*As at the date of this announcement, the Board comprises Mr. Chen Hongni as executive Director; and Mr. Ding Jiangang, Mr. Ma Hongman and Mr. Hung Yuk Miu as independent non-executive Directors.*