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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 NOVEMBER 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 November 2023, (i) the total contracted sales attributable to the Group amounted to approximately RMB2,106 million; (ii) the contracted gross floor area attributable to the Group amounted to approximately 156,863 square meters; and (iii) the average contracted selling price attributable to the Group amounted to approximately RMB13,431 per square meter.

For the eleven months ended 30 November 2023, (i) the total contracted sales attributable to the Group amounted to approximately RMB15,757 million; (ii) the contracted gross floor area attributable to the Group amounted to approximately 1,163,866 square meters; and (iii) the average contracted selling price attributable to the Group amounted to approximately RMB13,539 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, 1 December 2023

As at the date of this announcement, the board of directors of the Company comprises Mr. Chen Hongni as executive director; and Mr. Ma Hongman and Mr. Hung Yuk Miu as independent non-executive directors.