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Zhongliang Holdings Group Company Limited

中梁控股集團有限公司

(Incorporated in the Cayman Islands with limited liability)

(Stock code: 2772)

UNAUDITED OPERATING STATISTICS FOR SEPTEMBER 2025

The board of directors (the "**Board**") of Zhongliang Holdings Group Company Limited (the "**Company**", together with its subsidiaries, the "**Group**") is pleased to announce certain unaudited operating statistics of the Group for September 2025 as follows:

- From January to September 2025, the Group's aggregated contracted sales (including contracted sales by joint ventures and associates) and contracted gross floor area ("**GFA**") amounted to approximately RMB9.26 billion and 885,000 square metres ("**sq.m.**"), respectively. The Group's contracted average selling price from January to September 2025 was approximately RMB10,500/sq.m.

- In September 2025, the Group's contracted sales (including contracted sales by joint ventures and associates) amounted to approximately RMB0.97 billion with contracted GFA of approximately 95,000 sq.m. The Group's contracted average selling price in September 2025 was approximately RMB10,200/sq.m.

The above-mentioned sales 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 sales information. As such, the above data is 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 professional or financial advisers.

On behalf of the Board
Zhongliang Holdings Group Company Limited
Yang Jian
Chairman

Hong Kong, 10 October 2025

As at the date of this announcement, Mr. Yang Jian, Mr. Chen Hongliang, Mr. He Jian, Mr. Yeung Tak Yip and Ms. Hu Hui are the executive Directors, and Mr. Wang Kaiguo, Mr. Wu Xiaobo and Mr. Au Yeung Po Fung are the independent non-executive Directors.