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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 2025

The board of directors (the "**Board**") of Greentown China Holdings Limited (the "**Company**") hereby announces 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 2025 as follows:

Greentown Group sold 2,718 units of self-investment projects with a sales area of approximately 400,000 sqm in November 2025. Monthly sales** reached approximately RMB14.4 billion, with an approximate average selling price of RMB36,209 per sqm. From January to November 2025, Greentown Group recorded a sales area of 3,900,000 sqm, with a contracted sales amounting to approximately RMB132.9 billion; of which approximately RMB87.7 billion was attributable to the Greentown Group. As at 30 November 2025, in addition to contracted sales, Greentown Group recorded subscription sales of RMB5.4 billion, of which approximately RMB3.8 billion was attributable to Greentown Group.

In November 2025, the sales area of Greentown Group project management business achieved approximately 740,000 sqm, with a total sales amount of approximately RMB9.9 billion. From January to November 2025, the total sales amount of projects management business reached approximately RMB90.6 billion, with a total sales area of approximately 6,920,000 sqm.

Taking into account all of the above, for the eleven months ended 30 November 2025, Greentown Group recorded a total sales area of approximately 10,820,000 sqm, with a total contracted sales of approximately RMB223.5 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
LIU Chengyun
Chairman

Hangzhou, the PRC
4 December 2025

As at the date of this announcement, the Board comprises Mr LIU Chengyun as chairman and non-executive director, Mr GUO Jiafeng, Mr GENG Zhongqiang, Mr LI Jun and Ms HONG Lei as executive directors, Mr Stephen Tin Hoi NG and Mr Andrew On Kiu CHOW as non-executive directors and Mr JIA Shenghua, Mr HUI Wan Fai, Mr ZHU Yuchen and Mr QIN Yuemin as independent non-executive directors.