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GREENTOWN MANAGEMENT HOLDINGS COMPANY LIMITED

綠城管理控股有限公司

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 09979)

VOLUNTARY ANNOUNCEMENT
BUSINESS UPDATE

This announcement is made by Greentown Management Holdings Company Limited (the "**Company**", together with its subsidiaries, associated companies and joint ventures, the "**Group**") on a voluntary basis.

The board (the "**Board**") of directors (the "**Directors**") of the Company wishes to update the shareholders and potential investors of the Company on the business development of the Group.

For the year ended 31 December 2025, the total GFA of the newly contracted projects under project management business of the Group reached 35.35 million sq.m., representing a decrease of approximately 3.1% compared with the same period of last year; and the estimated amount of the project management fee for the newly contracted projects was RMB9.35 billion, representing an increase of approximately 0.4% compared with the same period of last year.

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 collecting such sales 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 Management Holdings Company Limited
Guo Jiafeng
Co-Chairman and Non-Executive Director

Hangzhou, PRC, 6 January 2026

As at the date of this announcement, the Board comprises Mr. Guo Jiafeng and Mr. Geng Zhongqiang as non-executive Directors; Mr. Wang Junfeng, Ms. Nie Huanxin and Mr. Cheng Min as executive Directors; and Mr. Lin Zhihong, Dr. Ding Zuyu and Mr. Chan Yan Kwan Andy as independent non-executive Directors.