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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)

NOTICE OF EXTRAORDINARY GENERAL MEETING

NOTICE IS HEREBY GIVEN that an EGM of Greentown Management Holdings Company Limited (the "**Company**") will be held at Greentown University, Block E, Xixi International Center, Hangzhou, China on Monday, 2 February 2026 at 10:00 a.m. to consider and, if thought fit, transact the following ordinary businesses. Unless otherwise defined, capitalized terms used in this notice shall have the same meanings as those defined in the circular of the Company dated 13 January 2026.

ORDINARY RESOLUTION

1. To consider and, if thought fit, pass with or without amendments the following resolution as ordinary resolution:

   "**THAT** the 2025 Share Incentive Scheme (as defined in the circular of the Company dated 13 January 2026), the rules of which are contained in the document produced to the meeting and for the purposes of identification signed by the chairman of the EGM thereof, be and is hereby approved and adopted, and the Directors (or any committee thereof) be and are hereby authorized (i) to grant awards under the 2025 Share Incentive Scheme; (ii) to administer the 2025 Share Incentive Scheme in accordance with its terms; (iii) to modify and/or amend the rules of the 2025 Share Incentive Scheme from time to time provided that such modification and/or amendment is effected in accordance with the rules of the 2025 Share Incentive Scheme relating to the modification and/or amendment and is in compliance with Chapter 17 of the Listing Rules; and (iv) to do all such acts and to enter into all such transactions, arrangements and agreements as the Directors (or any committee thereof) may in their absolution discretion deem necessary or expedient in order to give full effect to the 2025 Share Incentive Scheme."

By Order of the Board
Greentown Management Holdings Company Limited
Guo Jiafeng
Co-Chairman and Non-Executive Director

Hangzhou, PRC, 13 January 2026

As at the date of this notice, 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.

Notes:

(1) All resolutions at the meeting will be taken by poll pursuant to the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the "**Listing Rules**"). The results of the poll will be published on the websites of Hong Kong Exchanges and Clearing Limited (www.hkexnews.hk) and the Company (www.lcgljt.com) in accordance with the Listing Rules.

(2) Any shareholder of the Company entitled to attend and vote at the above meeting is entitled to appoint a proxy to attend and vote instead of him/her/it. A proxy need not be a shareholder of the Company. A shareholder who is the holder of two or more shares of the Company may appoint more than one proxy to represent him/her/it to attend and vote on his/her/its behalf. If more than one proxy is so appointed, the appointment should specify the number and class of shares in respect of which each such proxy is so appointed.

(3) In order to be valid, a form of proxy together with the power of attorney or other authority, if any, under which it is signed or a certified copy of that power of attorney or authority, must be deposited at the Company's branch share registrar in Hong Kong, Computershare Hong Kong Investor Services Limited at 17M Floor, Hopewell Centre, 183 Queen's Road East, Wanchai, Hong Kong as soon as possible but in any event not less than 48 hours before the time appointed for the holding of the EGM (i.e. not later than 10:00 a.m. on Saturday, 31 January 2026). Completion and return of the form of proxy will not preclude shareholders from attending and voting in person at the EGM if they so wish, in which case the form of proxy shall be deemed to be revoked.

(4) For determining the entitlement to attend and vote at the above meeting, the register of members of the Company will be closed from Wednesday, 28 January 2026 to Monday, 2 February 2026 (both days inclusive), during which no transfer of shares of the Company will be registered. The record date for determining the shareholders' eligibility to attend and vote at the above meeting will be on Monday, 2 February 2026. In order to be eligible to attend and vote at the above meeting, unregistered holders of shares of the Company should ensure that all transfers of shares accompanied by the relevant share certificates and appropriate transfer forms must be lodged with the office of the Company's branch share registrar in Hong Kong, Computershare Hong Kong Investor Services Limited at Shops 1712-1716, 17th Floor, Hopewell Centre, 183 Queen's Road East, Wanchai, Hong Kong for registration not later than 4:30 p.m. on Tuesday, 27 January 2026.

(5) References to time and dates in this notice are to Hong Kong time and dates.