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Gemdale Properties and Investment Corporation Limited

金地商置集團有限公司*

(Incorporated in Bermuda with limited liability)

(Stock Code: 535)

UNAUDITED OPERATING STATISTICS FOR JANUARY 2026

The Board is pleased to announce that the Group's aggregate contracted sales for January 2026 amounted to approximately RMB 239 million, with an aggregate contracted sales area of approximately 22,000 square meters. The average selling price for the aforesaid period amounted to approximately RMB 10,900 per square meter.

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 interim basis due to various uncertainties during the process of collecting and collating such sales information. As such, the above data is provided for investors' reference only. **Shareholders of the Company and potential 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.

By Order of the Board
Gemdale Properties and Investment Corporation Limited
Xu Jiajun
Executive Director

Hong Kong, 4 February 2026

As at the date of this announcement, the Board comprises four executive Directors, namely Mr. Huang Juncan, Mr. Xu Jiajun., Mr. Li Ronghui and Mr. Wei Chuanjun; two non-executive Directors, namely Mr. Loh Lian Huat and Ms. Zhang Feiyun and three independent non-executive Directors, namely Mr. Hui Chiu Chung, Mr. Chiang Sheung Yee, Anthony and Mr. Xia Xinping.

** For identification purpose only*