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SHIMAO GROUP HOLDINGS LIMITED  
世茂集團控股有限公司

*(Incorporated in the Cayman Islands with limited liability)*

**(Stock code: 813)**

**UNAUDITED OPERATING STATISTICS FOR JANUARY 2026**

The board of directors (the “**Board**”) of Shimao Group Holdings Limited (the “**Company**”) hereby announces certain unaudited operating statistics of the Company and its subsidiaries (together the “**Group**”) for January 2026 as follows:

- In January 2026, the Group’s contracted sales amounted to approximately RMB1.510 billion and the Group’s contracted sold area amounted to 120,782 sq.m.. The average selling price for January 2026 was RMB12,504 per 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  
**Shimao Group Holdings Limited**  
**Hui Sai Tan, Jason**  
*Chairman and President*

Hong Kong, 6 February 2026

*As at the date of this announcement, the Board of the Company comprises three Executive Directors, namely, Mr. Hui Sai Tan, Jason (Chairman and President), Mr. Xie Kun and Mr. Zhao Jun; two Non-executive Directors, namely, Ms. Hui Mei Mei, Carol and Mr. Shao Liang; and three Independent Non-executive Directors, namely, Mr. Lyu Hong Bing, Mr. Lam Ching Kam and Mr. Fung Tze Wa.*