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If you are in any doubt as to any aspect of this circular or as to the action to be taken, you should consult a stockbroker or other registered dealer in securities, bank manager, solicitor, professional accountant, or other professional adviser.

If you have sold or transferred all your shares in Greenland Hong Kong Holdings Limited, you should at once hand this circular to the purchaser or transferee or to the bank, stockbroker or other agent through whom the sale or transfer was effected for transmission to the purchaser or transferee.

GREENLAND HONG KONG HOLDINGS LIMITED
綠地香港控股有限公司

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 337)

PROPOSALS FOR
RE-ELECTION OF DIRECTORS
GENERAL MANDATES TO ISSUE AND BUY BACK SHARES
RE-APPOINTMENT OF AUDITOR
AND
NOTICE OF ANNUAL GENERAL MEETING

Capitalised terms used in this cover page of this circular shall have the same meanings as those defined in the section headed "DEFINITIONS" of this circular.

A notice convening the AGM to be held by way of electronic meeting via the Vistra eVoting Portal at https://evoting.vistra.com at 10:00 a.m. on Friday, 26 June 2026 is set out on pages AGM-1 to AGM-5 of this circular.

A form of proxy for the AGM is enclosed with this circular and is published on the websites of the HKEXnews (www.hkexnews.hk) and the Company (www.greenlandhk.com). Whether or not you intend to attend the AGM, you are requested to complete the form of proxy and return it to the Company's branch share registrar in Hong Kong, Tricor Investor Services Limited, at 17/F, Far East Finance Centre, 16 Harcourt Road, Hong Kong in accordance with the instructions printed thereon as soon as possible and in any event not less than 48 hours before the time fixed for the AGM or any adjournment thereof. The completion and return of a form of proxy will not preclude you from attending and voting in person via the Vistra eVoting Portal at the AGM.

This circular is in English and Chinese. In case of any inconsistency, the English version shall prevail.

26 May 2026

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In this circular, the following expressions have the following meanings unless the context requires otherwise:

"2025 Annual Report"	the 2025 annual report of the Company
"AGM"	the annual general meeting of the Company to be held by way of electronic meeting via the Vistra eVoting Portal at https://evoting.vistra.com at 10:00 a.m. on Friday, 26 June 2026
"Articles"	the amended and restated articles of association of the Company currently in force
"Board"	the board of Directors or a duly authorized committee of the board of Directors
"CCASS"	the Central Clearing and Settlement System established and operated by HKSCC
"close associate(s)"	has the meaning ascribed to it under the Listing Rules
"Company" or "Greenland Hong Kong"	Greenland Hong Kong Holdings Limited, a company incorporated in the Cayman Islands with limited liability, whose Shares are listed on the Main Board operated by the Stock Exchange
"controlling shareholder(s)"	has the meaning ascribed to it under the Listing Rules
"core connected person(s)"	has the meaning ascribed to it under the Listing Rules
"Director(s)"	director(s) of the Company from time to time
"Greenland Holdings"	Greenland Holdings Corporation Limited (綠地控股集團股份有限公司), a company established under the laws of PRC and listed on the Shanghai Stock Exchange (stock code: 600606), and the controlling shareholder of the Company
"Group"	the Company and its subsidiaries
"HK$"	Hong Kong dollars, the lawful currency of Hong Kong
"HKSCC"	Hong Kong Securities Clearing Company Limited

"Hong Kong"	the Hong Kong Special Administrative Region of the PRC
"Latest Practicable Date"	20 May 2026, being the latest practicable date prior to the printing of this circular for ascertaining certain information for inclusion in this circular
"Listing Rules"	the Rules Governing the Listing of Securities on the Stock Exchange
"PRC"	the People's Republic of China, which, for the purposes of this circular, excludes Hong Kong, the Macao Special Administrative Region and Taiwan
"SFO"	the Securities and Futures Ordinance (Cap. 571 of the Laws of Hong Kong)
"Share(s)"	ordinary share(s) of HK$0.50 each in the share capital of the Company
"Shareholder(s)"	shareholder(s) of the Company
"Stock Exchange"	The Stock Exchange of Hong Kong Limited
"substantial shareholder(s)"	has the meaning ascribed to it under the Listing Rules
"Takeovers Code"	the Hong Kong Code on Takeovers and Mergers
"treasury share(s)"	Share(s) with the meaning ascribed to it under the Listing Rules
"%"	per cent

GREENLAND HONG KONG HOLDINGS LIMITED
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Executive Directors:
Mr. Luo Weifeng *(Chairman and Chief Executive Officer)*
Mr. Wang Weixian *(Honorary Chairman)*
Mr. Wu Zhengkui
Ms. Wang Xuling
Dr. Li Wei
Mr. Li Yongqiang

Independent Non-executive Directors:
Mr. Kwan Kai Cheong
Mr. Fong Wo, Felix, JP
Mr. Kwok Tun Ho Chester

Registered Office:
Vistra (Cayman) Limited
P.O. Box 31119 Grand Pavilion
Hibiscus Way, 802 West Bay Road
Grand Cayman, KY1-1205
Cayman Islands

Principal place of business in Hong Kong:
Unit 5711, 57th Floor
The Center
99 Queen's Road Central
Hong Kong

26 May 2026

To the Shareholders

Dear Sir or Madam,

PROPOSALS FOR RE-ELECTION OF DIRECTORS GENERAL MANDATES TO ISSUE AND BUY BACK SHARES RE-APPOINTMENT OF AUDITOR AND NOTICE OF ANNUAL GENERAL MEETING

INTRODUCTION

The purpose of this circular is to provide you with information regarding the resolutions to be proposed at the AGM involving, among other matters, (1) the re-election of Directors; (2) the grant to the Directors of general mandates to allot, issue and deal with additional Shares (including sale and transfer of treasury shares) and to buy back Shares, and the extension of the general mandate to allot, issue and deal with new Shares by the addition thereto of any Shares bought back by the Company; and (3) the re-appointment of the auditor of the Company.

RE-ELECTION OF DIRECTORS

In accordance with the Articles, Mr. Wang Weixian, Ms. Wang Xuling and Dr. Li Wei will retire at the AGM and all these Directors, being eligible, have offered themselves for re-election at the AGM.

The nomination committee of the Company (the "**Nomination Committee**") and the Board have evaluated the performance and the contribution of each of the Directors to be re-elected during the last financial year of the Company and the period thereafter up to the date of evaluation. The Nomination Committee and the Board are of the view that the performance of each of the Directors to be re-elected was satisfactory. In view of the foregoing and taking into account their invaluable knowledge and experience, and diversity aspects (including without limitation, gender, age, cultural and educational background, ethnicity, professional experience, skills, knowledge and length of service), the Nomination Committee and the Board recommend the re-election of Mr. Wang Weixian, Ms. Wang Xuling and Dr. Li Wei as Directors at the AGM.

The relevant biographical details of each of the Directors to be re-elected are set out in Appendix II to this circular for Shareholders' consideration.

GENERAL MANDATES TO ISSUE AND BUY BACK SHARES

As the general mandates granted to the Directors to allot, issue, and deal with and to buy back Shares pursuant to resolutions passed by the Shareholders at the Company's previous annual general meeting held on 27 June 2025 will lapse at the conclusion of the AGM, resolutions will be proposed at the AGM to renew the grant of these general mandates. The relevant resolutions, in summary, are:

- an ordinary resolution to grant to the Directors a general and unconditional mandate to allot, issue, and deal with additional securities of the Company (including sale and transfer of treasury shares, and also including, among other things, offers, agreements, options, warrants or similar rights in respect thereof) not exceeding 20% of the aggregate nominal value of the Shares in issue (excluding any treasury shares) as at the date of passing the relevant resolution for the period commencing from the close of the AGM until (i) the conclusion of the next annual general meeting of the Company, (ii) the expiration of the period within which the next annual general meeting of the Company is required by the Articles or any applicable laws of the Cayman Islands to be held, and (iii) at any time when the said mandate is revoked or varied by ordinary resolution of the Shareholders in general meeting, whichever occurs first (the "**Issue Mandate**"). On the basis of 2,791,884,683 Shares in issue as at the Latest Practicable Date and assuming no further Shares will be issued or bought back by the Company before the AGM, exercise in full of the Issue Mandate could result in up to 558,376,936 Shares being issued by the Company;

- an ordinary resolution to grant to the Directors a general and unconditional mandate to exercise all the powers of the Company to buy back Shares of an aggregate nominal amount not exceeding 10% of the aggregate nominal amount of the Shares in issue (excluding any treasury shares) as at the date of passing the relevant resolution for the period commencing from the close of the AGM until (i) the conclusion of the next annual general meeting of the Company, (ii) the expiration of the period within which the next annual general meeting of the Company is required by the Articles or any applicable laws of the Cayman Islands to be held, and (iii) at any time when the said mandate is revoked or varied by ordinary resolution of the Shareholders in general meeting, whichever occurs first (the "**Buy-back Mandate**"); and

- conditional on the passing of the resolutions to grant the Issue Mandate and the Buy-back Mandate, an ordinary resolution to authorise the Directors to exercise the powers of the Company to allot, issue, and deal with additional securities under the Issue Mandate by adding those Shares bought back by the Company pursuant to the Buy-back Mandate.

The explanatory statement providing the requisite information regarding the Buy-back Mandate as required to be sent to Shareholders under the Listing Rules is set out in Appendix I to this circular.

RE-APPOINTMENT OF AUDITOR

The Company's auditor, namely Daxin Global (HK) CPA Limited ("**Daxin Global**") will hold office until the conclusion of the AGM. An ordinary resolution will be proposed at the AGM to seek the approval of the Shareholders to re-appoint Daxin Global as auditor of the Company and to authorize the Board to fix its remuneration. The Company has received a quotation from Daxin Global for its remuneration in respect of such re-appointment. The said quotation is based on a range of factors, including the size and composition of its team, the seniority mix of the personnel to be deployed, the firm's operating model and resource availability, subject to any significant change in business activities. The specific auditor's remuneration will be further negotiated and determined between the Company and Daxin Global on a fair and reasonable basis. Subject to factors such as nature of complexity and business of the Group, the expected audit scope, the audit timetable and auditor's resources required, it is expected that the said auditor's remuneration for the year ending 31 December 2026 will be around RMB3,520,000.

AGM

The notice convening the AGM to be held by way of electronic meeting via the Vistra eVoting Portal at https://evoting.vistra.com is set out on pages AGM-1 to AGM-5 of this circular. At the AGM, resolutions will be proposed to approve, among other matters, the re-election of the Directors, the re-appointment of auditor, the granting of the Issue Mandate and the Buy-back Mandate, and the extension of the Issue Mandate by the addition thereto of any Shares bought back under the Buy-back Mandate.

A form of proxy for use at the AGM is enclosed with this circular and is published on the websites of the HKEXnews (www.hkexnews.hk) and the Company (www.greenlandhk.com). Whether or not you intend to attend the AGM or any adjournment thereof, you are requested to complete and return the form of proxy in accordance with the instructions printed thereon to the Company's branch share registrar in Hong Kong, Tricor Investor Services Limited, at 17/F, Far East Finance Centre, 16 Harcourt Road, Hong Kong as soon as possible and in any event not less than 48 hours before the time appointed for the holding of the AGM or any adjournment thereof. Completion and return of the form of proxy will not preclude you from attending and voting at the AGM or any adjournment thereof in person via the Vistra eVoting Portal should you so wish.

Registered Shareholders are requested to provide a valid email address of himself/herself/itself or his/her/its proxy (except for the appointment of the chairman of the AGM) for the proxy to receive the login access code to participate online in the Vistra eVoting Portal.

Registered Shareholders will be able to attend the AGM, vote and submit questions online via the Vistra eVoting Portal at https://evoting.vistra.com by using the username and password provided on the notification letter to be sent by the Company.

Non-registered Shareholders whose Shares are held in the Central Clearing and Settlement System through banks, brokers, custodians, nominees or HKSCC Nominees Limited may also be able to attend the AGM, vote and submit questions online. In this regard, they should consult directly with their banks, brokers, custodians, nominees or HKSCC Nominees Limited through which their Shares are held (as the case may be) (each of which being an "**Intermediary**") and instruct the Intermediary to appoint them as proxy or corporate representative to attend and vote at the AGM electronically and in doing so, they will be asked to provide their email addresses before the deadline imposed by the relevant Intermediary. Details regarding the Vistra eVoting Portal including the login details will be emailed to them by the Company's branch share registrar, Tricor Investor Services Limited.

If any Shareholder has any question on the arrangements of the AGM, please contact Tricor Investor Services Limited, the Company's branch share registrar, at the following:

Address:	17/F, Far East Finance Centre, 16 Harcourt Road, Hong Kong
Email:	is-enquiries@vistra.com
Telephone:	(852) 2980-1333 *(From 9:00 a.m. to 5:00 p.m. Monday to Friday, excluding Hong Kong public holidays)*

Pursuant to Rule 13.39(4) of the Listing Rules, all resolutions set out in the notice of AGM will be voted by poll at the AGM.

RECOMMENDATION

The Directors consider that all the proposed resolutions, including the re-election of the Directors, the re-appointment of auditor, the granting of the Issue Mandate and the Buy-back Mandate, and the extension of the Issue Mandate by the addition thereto of any Shares bought back under the Buy-back Mandate, are in the interests of the Company and its Shareholders as a whole. Accordingly, the Directors recommend the Shareholders to vote in favour of all the proposed resolutions.

Yours faithfully,
By Order of the Board
Greenland Hong Kong Holdings Limited
Luo Weifeng
Chairman and Chief Executive Officer

This is the explanatory statement required by Rule 10.06(1)(b) of the Listing Rules to be given to all Shareholders relating to the resolution to be proposed at the AGM authorizing the Buy-back Mandate.

1. EXERCISE OF THE BUY-BACK MANDATE

On the basis of 2,791,884,683 Shares in issue as at the Latest Practicable Date and assuming no further Shares will be issued or bought back by the Company before the AGM, exercise in full of the Buy-back Mandate could result in up to 279,188,468 Shares being bought back by the Company during the period from the passing of the resolution relating to the Buy-back Mandate up to the earliest of (i) the conclusion of the next annual general meeting of the Company; (ii) the expiration of the period within which the next annual general meeting of the Company is required by the Articles or any applicable laws to be held; and (iii) the revocation or variation of the Buy-back Mandate by ordinary resolution of the Shareholders in general meeting.

In the event that the Directors decide to exercise the Buy-back Mandate, the Directors will exercise the Buy-back Mandate in accordance with the Listing Rules, the memorandum of association of the Company as amended from time to time, the Articles and the applicable laws of the Cayman Islands.

2. REASONS FOR BUY-BACKS

The Directors believe that it is in the interests of the Company and its Shareholders to seek a general authority from Shareholders to enable the Company to buy back Shares. Such buy-backs may, depending on market conditions and funding arrangements at the time, lead to an enhancement of the net asset value per Share and/or the earnings per Share. The Directors are seeking the grant of the Buy-back Mandate to give the Company the flexibility to do so if and when appropriate. Buy-backs will only be made when the Directors believe that such buy-backs will benefit the Company and its Shareholders as a whole.

The Company may cancel any repurchased Shares and/or hold them as treasury shares subject to market conditions and its capital management needs at the relevant time of the repurchases. For any treasury shares deposited with CCASS pending resale on the Stock Exchange, the Company will adopt appropriate measures to ensure that it does not exercise any Shareholders' rights or receive any entitlements which would otherwise be suspended under the applicable laws if those Shares were registered in the Company's own name as treasury shares, which may include approval by the Board that (i) the Company would not (or would procure its broker not to) give any instructions to HKSCC to vote at general meetings for the treasury shares deposited with CCASS; and (ii) in the case of dividends or distributions, the Company will withdraw the treasury shares from CCASS, and either re-register them in its own name as treasury shares or cancel them, in each case before the record date for the dividends or distributions.

3. FUNDING OF BUY-BACKS

The Company may only apply funds legally available for buying back of Shares in accordance with its Articles and the applicable laws of the Cayman Islands. Such funds include profits available for distribution. The buying back of shares pursuant to the Buy-back Mandate will be made out of internal funds legally permitted to be utilised in this connection.

There might be a material adverse impact on the working capital or gearing position of the Company (as compared with the position disclosed in the latest published audited accounts as contained in the 2025 Annual Report) in the event that the Buy-back Mandate is exercised in full at any time during the period in which the Buy-back Mandate is exercisable. However, the Directors do not propose to exercise the Buy-back Mandate to such an extent as would, in the circumstances, have a material adverse effect on the working capital requirements of the Company or on the gearing position which in the opinion of the Directors are from time to time appropriate for the Company.

4. DIRECTORS, THEIR CLOSE ASSOCIATES AND CORE CONNECTED PERSONS

No Directors or (to the best knowledge of the Directors, having made all reasonable enquiries) any of their respective close associates have any present intention, in the event that the Buy-back Mandate is approved and exercised, to sell Shares to the Company. No core connected persons have notified the Company that they have any present intention to sell Shares to the Company, or have undertaken not to do so, in the event that the Buy-back Mandate is approved and exercised.

5. TAKEOVERS CODE CONSEQUENCES

A Shareholder's proportionate interest in the voting rights of the Company will be increased as a result of a buy-back, such increase will be treated as an acquisition for the purposes of the Takeovers Code. As a result, a Shareholder, or a group of Shareholders acting in concert (within the meaning of the Takeovers Code), depending on the level of increase in the Shareholder's interests, could obtain or consolidate control of the Company and become obliged to make a mandatory offer in accordance with Rule 26 of the Takeovers Code. As at the Latest Practicable Date, Greenland Holdings indirectly held 1,650,244,409 Shares, representing an approximately 59.1% of the issued ordinary share capital of the Company. In the event that the Directors exercise in full the Buy-back Mandate, the indirect interest of Greenland Holdings in the Company will (assuming that there is no change in relevant circumstances) be increased to approximately 65.7%. As at the Latest Practicable Date, the Directors were not aware of any Shareholder or group of Shareholders acting in concert who may become obliged, on full exercise of the Buy-back Mandate by the Company, to make a mandatory offer to Shareholders under Rules 26 and 32 of the Takeovers Code.

The Directors will use their best endeavours to ensure the Buy-back Mandate will not be exercised to the extent that the number of Shares held by the public would be reduced to less than 25% of the issued share capital of the Company.

6. BUY-BACKS MADE BY THE COMPANY

The Company had not bought back any Shares (whether on the Stock Exchange or otherwise) within the six months preceding the Latest Practicable Date.

7. SHARE PRICES

The highest and lowest prices at which the Shares were traded on the Stock Exchange during each of the previous 12 months up to the Latest Practicable Date are as follows:

	Highest *(HK$)*	**Lowest** *(HK$)*
May 2025	0.183	0.167
June 2025	0.179	0.161
July 2025	0.370	0.172
August 2025	0.247	0.222
September 2025	0.275	0.218
October 2025	0.249	0.209
November 2025	0.226	0.186
December 2025	0.221	0.190
January 2026	0.244	0.204
February 2026	0.229	0.218
March 2026	0.236	0.196
April 2026	0.21	0.186
May 2026 (up to the Latest Practicable Date)	0.198	0.188

8. GENERAL

Neither this explanatory statement nor the Buy-back Mandate has any unusual features.

The following are the relevant biographical details of each of the Directors proposed to be re-elected:

Mr. WANG Weixian (aged 62)

Mr. Wang is an Executive Director, the Honorary Chairman and founder of the Company. Mr. Wang joined the Company in 2006 as Chairman and executive Director. Mr. Wang is also Chairman of SPG Investment (Holding) Limited, and Chairman of the Peninsula Shanghai Waitan Hotel Company Limited. Mr. Wang has over 30 years of experience in finance, construction, property investment and development. Mr. Wang graduated from South China University of Technology with a bachelor's degree in building materials and University of Technology Sydney (Australia) with a bachelor's degree in commerce. Mr. Wang has long been the council member of Shanghai Soong Ching Ling Foundation and The Nature Conservancy (TNC). He is the brother of Ms. Wang Xuling, an executive Director. Mr. Wang did not hold any directorship in other listed companies in the last three years.

Mr. Wang has entered into a service agreement with the Company commencing from 10 October 2006 for a term of three years and renewable thereafter by mutual agreement provided that at any time during the term of appointment, either party may terminate the appointment by giving to the other party three months' prior notice. Pursuant to Mr. Wang's service agreement, he was entitled to a remuneration of approximately RMB382,000 for the year ended 31 December 2025 (comprising director's fee of approximately RMB349,000 and contribution to retirement benefit scheme). His remuneration is determined by the Board with reference to his duties and responsibilities, experience, qualification and contribution to the Group, and prevailing market conditions.

As at the Latest Practicable Date, Mr. Wang was deemed to be interested in the following Shares within the meaning of Part XV of the SFO:

(a) 38,804,571 Shares, representing approximately 1.4% of the entire issued share capital of the Company, which were held by Prestige Glory Enterprises Limited. The entire issued share capital of Prestige Glory Enterprises Limited is beneficially owned by Mr. Wang; and

(b) 124,742,133 Shares, representing approximately 4.5% of the entire issued share capital of the Company, which were held by the Duanyuan Trust, of which Mr. Wang was the founder and his family members were discretionary objects,

details of which are set out in the Directors' Report contained in the 2025 Annual Report.

Save as disclosed above, Mr. Wang does not have any relationship with any other directors, senior management, or substantial or controlling shareholders of the Company.

Ms. WANG Xuling (aged 65)

Ms. Wang is an Executive Director and is in charge of the commerce company, industry company and property company of the Group. Ms. Wang graduated from Ji'nan University (Guangzhou). Ms. Wang has over 30 years of experience in real estate industry and construction industry. Prior to joining the Company, she was the executive director and deputy general manager of Mission Hills Golf Club (Mission Hills Group), responsible for sales and marketing of properties. Before joining Mission Hills Group (Mission Hills Golf Club), Ms. Wang had around 12 years of experience in the news and media business. Ms.Wang joined the Company as Executive Director in 2007 and was once the Chief Executive Officer of the Company since April 2011. Ms. Wang is the sister of Mr. Wang Weixian, the Honorary Chairman of the Company.

Ms. Wang has entered into a service agreement with the Company for a term of three years that commenced from 1 January 2023 and renewable by mutual agreement thereafter every three years provided that at any time during the term of appointment, either party may terminate the appointment by giving to the other party three months' prior notice. Pursuant to Ms. Wang's service agreement, she was entitled to a remuneration of approximately RMB1,275,000 (comprising a basic salary of approximately RMB1,114,000, a discretionary management bonus of approximately RMB128,000 and contribution to retirement benefit scheme) for the year ended 31 December 2025. Her remuneration is determined by the Board with reference to her duties and responsibilities, experience, qualification and contribution to the Group, and prevailing market conditions.

As at the Latest Practicable Date, Ms. Wang was deemed to be interested in 124,742,133 Shares (representing approximately 4.5% of the entire issued share capital of the Company) under Part XV of the SFO, details of which are set out in the Directors' Report contained in the 2025 Annual Report.

Save as disclosed above, Ms. Wang (i) does not hold any other position in the Group nor did she hold any directorship in any listed public company in the last three years; and (ii) does not have any relationship with any other directors, senior management, substantial shareholders or controlling shareholders (as respectively defined in the Listing Rules) of the Company.

Dr. Li Wei (aged 52)

Dr. Li is an Executive Director. Dr. Li joined the Company on 1 July 2022. Dr. Li is the assistant to the president, the General Manager of the Operation Management Department of Greenland Holdings, a director of Shanghai Xinhua Distribution Group Corporation Limited (which is an associated company of Greenland Holdings), and an arbitrator of the Shanghai Arbitration Commission. He is a member of the Communist Party. Dr. Li holds a bachelor's degree and a master's degree in economics and a PhD in management from the Shanghai University of Finance and Economics. Dr. Li served as an assistant manager of Cushman & Wakefield (Shanghai) Corporation Limited, and various roles in Greenland Holdings, including an assistant to the chief economist, an assistant to the general manager of the Capital Operation Department, a deputy general manager of the General Management Department, a deputy general manager of the Overseas Development

Department, the executive deputy general manager of the Strategic Planning and Enterprise Management Department.

Dr. Li has entered into a service agreement with the Company in relation to his appointment as an Executive Director for a term of three years commencing from 1 July 2022 and renewable by mutual agreement thereafter, provided that at any time during the term of appointment, either party may terminate the appointment by giving to the other party three months' prior notice. Pursuant to his service agreement, Dr. Li does not have any monthly salary and other benefits.

As at the Latest Practicable Date, Dr. Li did not have any interest in Shares within the meaning of Part XV of the SFO.

Save as disclosed above, Dr. Li (i) did not hold any directorship in other listed companies in the last three years, and does not hold any other position with the Company or its subsidiaries; and (ii) does not have any relationships with any other directors, senior management, or substantial or controlling shareholders of the Company.

General

Save for the information set out above, there is no other matter that needs to be brought to the attention of the Shareholders or any information that should be disclosed under Rule 13.51(2) of the Listing Rules in respect of Mr. Wang Weixian, Ms. Wang Xuling and Dr. Li Wei.

GREENLAND HONG KONG HOLDINGS LIMITED
綠地香港控股有限公司

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NOTICE IS HEREBY GIVEN that the annual general meeting (the "**AGM**") of the shareholders (the "**Shareholders**") of Greenland Hong Kong Holdings Limited (the "**Company**") will be held by way of electronic meeting via the Vistra eVoting Portal at https://evoting.vistra.com at 10:00 a.m. on Friday, 26 June 2026 for the following purposes:

ORDINARY BUSINESS

1. To receive the audited consolidated financial statements of the Company and its subsidiaries and the reports of the directors and auditor for the year ended 31 December 2025.

2. To re-elect the following directors of the Company:

   A. Mr. Wang Weixian;

   B. Ms. Wang Xuling; and

   C. Dr. Li Wei.

3. To authorise the board of directors of the Company to fix the directors' remuneration for the year ended 31 December 2026.

4. To re-appoint Daxin Global (HK) CPA Limited as auditor of the Company and to authorise the board of directors of the Company to fix its remuneration.

SPECIAL BUSINESS

As special business, to consider and, if thought fit, pass with or without modifications, the following resolutions as ordinary resolutions:

5. **"THAT**:

   (a) subject to paragraph (c), the exercise by the directors of the Company (the "**Directors**") during the Relevant Period (as hereinafter defined) of all the powers of the Company to allot, issue and deal with additional ordinary shares (the "**Shares**") in the capital of the Company (including any sale and transfer of treasury shares (which shall have the meaning ascribed to it by the Rules Governing the Listing of Securities (the "**Listing Rules**") on The Stock Exchange of Hong Kong Limited)) or securities convertible into such Shares or warrants or similar rights to subscribe for or acquire any Shares and to make or grant offers, agreements and options which might require the exercise of such power be and is hereby generally and unconditionally approved;

(b) the approval in paragraph (a) shall authorise the Directors during the Relevant Period to make or grant offers, agreements and options which would or might require the exercise of such power after the end of the Relevant Period;

(c) the aggregate nominal amount of share capital allotted, issued or dealt with (including sale and transfer of treasury shares) or agreed conditionally or unconditionally to be allotted, issued or dealt with (including sale and transfer of treasury shares) (whether pursuant to an option or otherwise) by the Directors pursuant to the approval in paragraph (a), otherwise than pursuant to (i) a Rights Issue (as hereinafter defined); (ii) the exercise of rights of subscription, exchange or conversion under the terms of any warrants or convertible securities issued by the Company or any securities which are exchangeable into Shares; (iii) the issue of Shares under a share scheme of the Company for the time being adopted that complies with Chapter 17 of the Listing Rules; or (iv) any scrip dividend or similar arrangement providing for the allotment of shares of the Company (including transfer of treasury shares) in lieu of the whole or part of the dividend on the shares of the Company in accordance with the Company's Articles of Association, shall not exceed 20 per cent. of the aggregate nominal amount of the ordinary share capital of the Company (excluding any treasury shares) in issue as at the date of passing this resolution and the said approval shall be limited accordingly; and

(d) for the purposes of this resolution:

"**Relevant Period**" means the period commencing from the date of passing of this resolution until whichever is the earliest of:

(i) the conclusion of the next annual general meeting of the Company;

(ii) the expiration of the period within which the next annual general meeting of the Company is required by the Articles of Association of the Company or any applicable laws of the Cayman Islands to be held; and

(iii) revocation or variation of the authority given under this resolution by ordinary resolution of the shareholders of the Company in general meeting; and

"**Rights Issue**" means an offer of shares or securities open for a period fixed by the Directors to holders of Shares (excluding any treasury shares) on the register of members on a fixed record date in proportion to their holdings of such Shares (subject to such exclusions or other arrangements as the Directors may deem necessary or expedient in relation to fractional entitlements or having regard to any restrictions or obligations under the laws of, or the requirements of, any recognized regulatory body or any stock exchange in any territory outside Hong Kong)."

6. **"THAT**:

(a) subject to paragraph (b), the exercise by the directors of the Company during the Relevant Period (as hereinafter defined) of all the powers of the Company to buy back its own shares (the "**Shares**") on The Stock Exchange of Hong Kong Limited (the "**Stock Exchange**") or on any other stock exchange on which the securities of the Company may be listed and recognized by the Securities and Futures Commission of Hong Kong and the Stock Exchange for this purpose, subject to and in accordance with all applicable laws and requirements of the Rules Governing the Listing of Securities (the "**Listing Rules**") on the Stock Exchange or of any other stock exchange on which the securities of the Company may be listed as amended from time to time, be and is hereby generally and unconditionally approved;

(b) the aggregate nominal amount of Shares to be bought back by the Company pursuant to the approval mentioned in paragraph (a) during the Relevant Period shall not exceed 10 per cent. of the aggregate nominal amount of the ordinary share capital of the Company (excluding any treasury shares (which shall have the meaning ascribed to it by the Listing Rules)) in issue on the date of passing this resolution and the said approval shall be limited accordingly; and

(c) for the purposes of this resolution:

"**Relevant Period**" means the period commencing from the date of passing of this resolution until whichever is the earliest of:

(i) the conclusion of the next annual general meeting of the Company;

(ii) the expiration of the period within which the next annual general meeting of the Company is required by the Articles of Association of the Company or any applicable laws of the Cayman Islands to be held; and

(iii) revocation or variation of the authority given under this resolution by ordinary resolution of the shareholders of the Company in general meeting.**"**

7. **"THAT** conditional upon resolutions no. 5 and 6 set out in this notice having been passed, the aggregate nominal amount of ordinary shares in the capital of the Company which are bought back by the Company under the authority granted to the Directors pursuant to resolution no. 6 shall be added to the aggregate nominal amount of ordinary share capital that may be allotted or agreed conditionally or unconditionally to be allotted by the directors of the Company pursuant to resolution no. 5, provided that the amount of ordinary share capital bought back by the Company shall not exceed 10 per cent. of the total nominal amount of the ordinary share capital of the Company (excluding any treasury shares (which shall

have the meaning ascribed to it by the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited)) in issue on the date of passing this resolution."

By order of the Board
Greenland Hong Kong Holdings Limited
Luo Weifeng
Chairman and Chief Executive Officer

Hong Kong, 26 May 2026

Principal place of business in Hong Kong:
Unit 5711, 57th Floor
The Center
99 Queen's Road Central
Hong Kong

Notes:

1. Registered Shareholders are requested to provide a valid email address of himself/herself/itself or his/her/its proxy (except for the appointment of the chairman of the AGM) for the proxy to receive the login access code to participate online in the Vistra eVoting Portal.

   Registered Shareholders will be able to attend the AGM, vote and submit questions online via the Vistra eVoting Portal at https://evoting.vistra.com by using the username and password provided on the notification letter to be sent by the Company.

   Non-registered Shareholders whose shares in the Company (the "**Shares**") are held in the Central Clearing and Settlement System through banks, brokers, custodians, nominees or HKSCC Nominees Limited may also be able to attend the AGM, vote and submit questions online. In this regard, they should consult directly with their banks, brokers, custodians, nominees or HKSCC Nominees Limited through which their Shares are held (as the case may be) (each of which being an "**Intermediary**") and instruct the Intermediary to appoint them as proxy or corporate representative to attend and vote at the AGM electronically and in doing so, they will be asked to provide their email addresses before the deadline imposed by the relevant Intermediary. Details regarding the Vistra eVoting Portal including the login details will be emailed to them by the Company's branch share registrar, Tricor Investor Services Limited.

2. Any registered Shareholder entitled to attend and vote at the AGM convened by this notice is entitled to appoint one or (if he/she/it holds two or more Shares) more proxies to attend and vote via the Vistra eVoting Portal in his/her/its stead. A proxy need not be a Shareholder.

3. In order to be valid, the completed form of proxy together with a power of attorney or other authority (if any) under which it is signed (or a notarially certified copy of that power or other authority) must be deposited at the Company's branch share registrar in Hong Kong, Tricor Investor Services Limited, at 17/F, Far East Finance Centre, 16 Harcourt Road, Hong Kong in accordance with the instructions printed thereon as soon as possible and in any event not less than 48 hours before the time appointed for the holding of the AGM or any adjournment thereof (as the case may be).

4. Completion and return of the form of proxy will not preclude a Shareholder from attending and voting via the Vistra eVoting Portal at the AGM or at any adjournment thereof (as the case may be) and, in such event, the instrument appointing a proxy shall be deemed to be revoked.

5. In the case of joint holders of any Share(s), only **ONE PAIR** of log-in username and password will be provided to the joint holders. Any one of such joint holders may attend or vote in respect of such Share(s) as if he/she/it was solely entitled thereto.

6. For the purpose of determining Shareholder's eligibility to attend and vote via the Vistra eVoting Portal at the AGM, the register of members of the Company will be closed from Tuesday, 23 June 2026 to Friday, 26 June 2026 (both days inclusive), during which period no transfer of shares will be effected. In order to determine the entitlement to attend and vote at the AGM to be held at 10:00 a.m. on Friday, 26 June 2026, all transfer documents accompanied by the relevant share certificates, must be lodged with the Company's branch share registrar in Hong Kong, Tricor Investor Services Limited, at 17/F, Far East Finance Centre, 16 Harcourt Road, Hong Kong for registration not later than 4:30 p.m. on Monday, 22 June 2026.

7. The Chinese translation of this notice is for reference only. In case of any inconsistency, the English version shall prevail.