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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, joint ventures and associated companies, 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 six months ended 30 June 2026, the total GFA of the newly contracted projects under project management business of the Group reached 13.52 million sq.m., representing a decrease of approximately 32.0% compared with the same period of last year; and the estimated project management fee for the newly contracted projects was RMB3.41 billion, representing a decrease of approximately 31.7% compared with the same period of last year.

Since 2026, the real estate market has continued to undergo deep adjustment. Enterprises have become more cautious in land acquisition, land transaction volume has contracted year-on-year, and competition in the project management industry has persisted. Against this backdrop, the Group has adhered to a quality-first approach for newly contracted projects, with key consideration given to project commencement feasibility, turnover efficiency and margin of safety. As the unit rate for project management fee for the newly contracted projects under project management secured in the first half of 2026 remained largely stable year-on-year, the estimated project management fee from first-tier and second-tier cities accounted for approximately 64.3%, representing an increase of 5.2 percentage points year-on-year. The proportion of repeat client projects was 24.5%, representing an increase of 2.5 percentage points year-on-year.

As of 30 June 2026, the total areas of the Group's order in hand was approximately 120 million sq.m. with sufficient reserves, providing a solid foundation for the Company's long-term steady development.

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 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 professionals or financial advisers.

By order of the Board
Greentown Management Holdings Company Limited
Geng Zhongqiang
Chairman

Hangzhou, PRC, 3 July 2026

As at the date of this announcement, the Board comprises Mr. Geng Zhongqiang as chairman and non-executive Director; 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.