



Monthly Return for Equity Issuer and Hong Kong Depositary Receipts listed under Chapter 19B of the Exchange Listing Rules on Movements in Securities

For the month ended: 30 September 2026

Status: New Submission

To : Hong Kong Exchanges and Clearing Limited

Name of Issuer: Greentown Service Group Co. Ltd.

Date Submitted: 05 October 2026

I. Movements in Authorised / Registered Share Capital

1. Class of shares	Ordinary shares	Type of shares	Not applicable	Listed on the Exchange (Note 1)	Yes	
Stock code (if listed)	02869	Description				
	Number of authorised/registered shares		Par value		Authorised/registered share capital	
Balance at close of preceding month	38,000,000,000	HKD	0.00001	HKD	380,000	
Increase / decrease (-)	0			HKD	0	
Balance at close of the month	38,000,000,000	HKD	0.00001	HKD	380,000	

Total authorised/registered share capital at the end of the month: HKD 380,000

II. Movements in Issued Shares and/or Treasury Shares and Public Float Sufficiency Confirmation

1. Class of shares	Ordinary shares	Type of shares	Not applicable	Listed on the Exchange (Note 1)	Yes	
Stock code (if listed)	02869	Description				
		Number of issued shares (excluding treasury shares)	Number of treasury shares	Total number of issued shares		
Balance at close of preceding month		3,119,066,672	37,270,000	3,156,336,672		
Increase / decrease (-)		-7,453,185	7,846,000			
Balance at close of the month		3,111,613,487	45,116,000	3,156,729,487		

Public float sufficiency confirmation (Note 4)

Pursuant to Main Board Rule 13.32D(1) or 19A.28D(1) / GEM Rule 17.37D(1) or 25.21D(1), we hereby confirm that, in relation to the class of shares as set out above, as at the close of the month:	
☒	the applicable public float requirement (see below) has been complied with
☐	the applicable public float requirement (see below) has not been complied with
The applicable minimum public float requirement for the class of shares as set out above pursuant to Main Board Rule 13.32B or 19A.28B / GEM Rule 17.37B or 25.21B (as the case may be) is:	
Applicable public float threshold	Initial Prescribed Threshold - 25% of the total number of issued shares in the class to which the listed shares belong (excluding treasury shares)
Additional information	

III. Details of Movements in Issued Shares and/or Treasury Shares

(A). Share Options (under Share Option Schemes of the Issuer)

1. Class of shares		Ordinary shares	Type of shares	Not applicable		Listed on the Exchange (Note 1)			Yes		
Stock code (if listed)		02869	Description								
Particulars of share option scheme		Number of share options outstanding at close of preceding month	Movement during the month			Number of share options outstanding at close of the month	Number of new shares issued during the month pursuant thereto (A1)	Number of treasury shares transferred out of treasury during the month pursuant thereto (A2)	Number of shares which may be issued or transferred out of treasury pursuant thereto as at close of the month	The total number of shares which may be issued or transferred out of treasury upon exercise of all share options to be granted under the scheme at close of the month	
1).	Share option scheme adopted on 25/05/2018 Granted on 11/09/2018 Exercise Price: HK\$6.116	41,634,675	Lapsed	-30,000		41,604,675	0	0	41,604,675	0	
			Exercised - new shares involved	0							
			Exercised - treasury shares involved	0							
			Granted	0							
			Cancelled	0							
General Meeting approval date (if applicable) 25 May 2018											
2).	Share option scheme adopted on 25/05/2018 Granted on 23/01/2020 Exercise Price: HK\$9.214	18,593,425	Lapsed	0		18,593,425	0	0	18,593,425	0	
			Exercised - new shares involved	0							
			Exercised - treasury shares involved	0							
			Granted	0							
			Cancelled	0							
General Meeting approval date (if applicable) 25 May 2018											
3).	Share option scheme adopted on 25/05/2018 Granted on 14/09/2020 Exercise Price: HK\$9.3	16,324,200	Lapsed	-26,400		16,297,800	0	0	16,297,800	0	
			Exercised - new shares involved	0							
			Exercised - treasury shares involved	0							
			Granted	0							
			Cancelled	0							

General Meeting approval date (if applicable) 25 May 2018										
4).	Share option scheme adopted on 25/05/2018 Granted on 26/07/2021 Exercise Price: HK\$8.902	19,799,400	Lapsed	-35,100		19,764,300	0	0	19,764,300	0
			Exercised - new shares involved	0						
			Exercised - treasury shares involved	0						
			Granted	0						
			Cancelled	0						
General Meeting approval date (if applicable) 25 May 2018										
5).	Share option scheme adopted on 25/05/2018 Granted on 08/12/2022 Exercise Price: HK\$5.5800	23,476,500	Lapsed	-45,450		23,431,050	0	0	23,431,050	0
			Exercised - new shares involved	0						
			Exercised - treasury shares involved	0						
			Granted	0						
			Cancelled	0						
General Meeting approval date (if applicable) 25 May 2018										
6).	Share option scheme adopted on 16/06/2023 Granted on 26/06/2024 Exercise Price: HK\$3.494	47,503,331	Lapsed	-72,360		47,077,756	353,215	0	47,077,756	223,145,642
			Exercised - new shares involved	-353,215						
			Exercised - treasury shares involved	0						
			Granted	0						
			Cancelled	0						
General Meeting approval date (if applicable) 16 June 2023										
7).	Share option scheme adopted on 16/06/2023 Granted on 10/06/2025 Exercise Price: HK\$4.310	17,520,233	Lapsed	-80,400		17,400,233	39,600	0	17,400,233	223,145,642
			Exercised - new shares involved	-39,600						
			Exercised - treasury shares involved	0						
			Granted	0						
			Cancelled	0						
General Meeting approval date (if applicable) 16 June 2023										

8).	Share option scheme adopted on 16/06/2023 Granted on 24/06/2026 Exercise Price: HK\$4.328	9,622,040	Lapsed	-46,400		9,575,640	0	0	9,575,640	223,145,642
			Exercised - new shares involved	0						
			Exercised - treasury shares involved	0						
			Granted	0						
			Cancelled	0						

General Meeting approval date (if applicable) 16 June 2023

Increase in issued shares (excluding treasury shares): 392,815 Ordinary shares (AA1)

Decrease in treasury shares: 0 Ordinary shares (AA2)

Total funds raised during the month from exercise of options: HKD 1,404,809.21

Remarks:

1. As items 1 to 5 are under the same share option scheme adopted on 25 May 2018 and terminated on 16 June 2023, the figures of which under "The total number of shares which may be issued or transferred out of treasury upon exercise of all share options to be granted under the scheme at close of the month" are the same.
2. As items 6 to 8 are under the same share option scheme adopted on 16 June 2023, the figures of which under "The total number of shares which may be issued or transferred out of treasury upon exercise of all share options to be granted under the scheme at close of the month" are the same.

(B). Warrants to Issue Shares of the Issuer

Not applicable

(C). Convertibles (i.e. Convertible into Shares of the Issuer)

Not applicable

(D). Any other Agreements or Arrangements to Issue Shares of the Issuer, including Options (other than Share Option Schemes)

Not applicable

(E). Other Movements in Issued Shares and/or Treasury Shares

1. Class of shares		Ordinary shares		Type of shares	Not applicable		Listed on the Exchange (Note 1)		Yes		
Stock code (if listed)		02869		Description							
Events			At price (if applicable)		Date of event (Note 2)	General Meeting approval date (if applicable)	Increase/ decrease (-) in issued shares (excluding treasury shares) during the month pursuant thereto (E1)	Increase/ decrease (-) in treasury shares during the month pursuant thereto (E2)	Number of shares redeemed or repurchased for cancellation but not yet cancelled as at close of the month (Note 3)		
			Currency	Amount							
1).	Repurchase of shares (shares held as treasury shares)		HKD	4.1875	01 September 2026	18 June 2026	-934,000	934,000			
2).	Repurchase of shares (shares held as treasury shares)		HKD	4.1698	02 September 2026	18 June 2026	-946,000	946,000			
3).	Repurchase of shares (shares held as treasury shares)		HKD	4.2522	03 September 2026	18 June 2026	-464,000	464,000			
4).	Repurchase of shares (shares held as treasury shares)		HKD	4.3511	04 September 2026	18 June 2026	-452,000	452,000			
5).	Repurchase of shares (shares held as treasury shares)		HKD	4.2789	07 September 2026	18 June 2026	-450,000	450,000			
6).	Repurchase of shares (shares held as treasury shares)		HKD	4.2748	08 September 2026	18 June 2026	-452,000	452,000			
7).	Repurchase of shares (shares held as treasury shares)		HKD	4.281	09 September 2026	18 June 2026	-454,000	454,000			
8).	Repurchase of shares (shares held as treasury shares)		HKD	4.2194	10 September 2026	18 June 2026	-222,000	222,000			
9).	Repurchase of shares (shares held as treasury shares)		HKD	4.1568	11 September 2026	18 June 2026	-232,000	232,000			
10).	Repurchase of shares (shares held as treasury shares)		HKD	4.1277	14 September 2026	18 June 2026	-236,000	236,000			
11).	Repurchase of shares (shares held as treasury shares)		HKD	4.1497	15 September 2026	18 June 2026	-236,000	236,000			
12).	Repurchase of shares (shares held as treasury shares)		HKD	4.1579	16 September 2026	18 June 2026	-228,000	228,000			
13).	Repurchase of shares (shares held as treasury shares)		HKD	4.1279	17 September 2026	18 June 2026	-228,000	228,000			
14).	Repurchase of shares (shares held as treasury shares)		HKD	4.0702	18 September 2026	18 June 2026	-460,000	460,000			
15).	Repurchase of shares (shares held as treasury shares)		HKD	4.1153	21 September 2026	18 June 2026	-234,000	234,000			
16).	Repurchase of shares (shares held as treasury shares)		HKD	4.1382	22 September 2026	18 June 2026	-234,000	234,000			
17).	Repurchase of shares (shares held as treasury shares)		HKD	4.1593	23 September 2026	18 June 2026	-234,000	234,000			
18).	Repurchase of shares (shares held as treasury shares)		HKD	4.1485	24 September 2026	18 June 2026	-234,000	234,000			
19).	Repurchase of shares (shares held as treasury shares)		HKD	4.0944	25 September 2026	18 June 2026	-230,000	230,000			
20).	Repurchase of shares (shares held as treasury shares)		HKD	4.1252	28 September 2026	18 June 2026	-230,000	230,000			

21).	Repurchase of shares (shares held as treasury shares)	HKD	4.1984	29 September 2026	18 June 2026	-228,000	228,000	
22).	Repurchase of shares (shares held as treasury shares)	HKD	4.1917	30 September 2026	18 June 2026	-228,000	228,000	

Increase/ decrease (-) in issued shares (excluding treasury shares): -7,846,000 Ordinary shares (EE1)

Increase/ decrease (-) in treasury shares: 7,846,000 Ordinary shares (EE2)

Total increase/ decrease (-) in issued shares (excluding treasury shares) during the month (i.e. Total of AA1 to EE1): -7,453,185 Ordinary shares

Total increase/ decrease (-) in treasury shares during the month (i.e. Total of AA2 to EE2): 7,846,000 Ordinary shares

IV. Information about Hong Kong Depositary Receipt (HDR) Not applicable

V. Confirmations

Pursuant to Main Board Rule 13.25C / GEM Rule 17.27C, we hereby confirm to the best knowledge, information and belief that, in relation to each of the securities issued, or the treasury shares sold or transferred by the issuer during the month as set out in Parts III and IV which has not been previously disclosed in a return published under Main Board Rule 13.25A / GEM Rule 17.27A, it has been duly authorised by the board of directors of the listed issuer and carried out in compliance with all applicable listing rules, laws and other regulatory requirements and, insofar as applicable:

(Note 5)

- (i) all money due to the listed issuer in respect of the issue of securities, or sale or transfer of treasury shares has been received by it;
- (ii) all pre-conditions for listing imposed by the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited under "Qualifications of listing" have been fulfilled;
- (iii) all (if any) conditions contained in the formal letter granting listing of and permission to deal in the securities have been fulfilled;
- (iv) all the securities of each class are in all respects identical (Note 6);
- (v) all documents required by the Companies (Winding Up and Miscellaneous Provisions) Ordinance to be filed with the Registrar of Companies have been duly filed and that compliance has been made with all other legal requirements;
- (vi) all the definitive documents of title have been delivered/are ready to be delivered/are being prepared and will be delivered in accordance with the terms of issue, sale or transfer;
- (vii) completion has taken place of the purchase by the issuer of all property shown in the listing document to have been purchased or agreed to be purchased by it and the purchase consideration for all such property has been duly satisfied; and
- (viii) the trust deed/deed poll relating to the debenture, loan stock, notes or bonds has been completed and executed, and particulars thereof, if so required by law, have been filed with the Registrar of Companies.

Submitted by: Yang Zhangfa

Title: Director

(Director, Secretary or other Duly Authorised Officer)

Notes

1. The Exchange refers to The Stock Exchange of Hong Kong Limited.
2. In the case of repurchase of shares (shares repurchased and cancelled) and redemption of shares (shares redeemed and cancelled), "date of event" should be construed as "cancellation date".
In the case of repurchase of shares (shares held as treasury shares), "date of event" should be construed as "date on which shares were repurchased and held by the issuer in treasury".
3. The information is required in the case of repurchase of shares (shares repurchased for cancellation but not yet cancelled) and redemption of shares (shares redeemed but not yet cancelled). Please state the number of shares repurchased or redeemed during the month or in preceding month(s) but pending cancellation as at close of the month as a negative number.
4. "Initial Prescribed Threshold", "Alternative Threshold" and "market value" have the meanings ascribed thereto under Main Board Rule 13.32A or 19A.28A / GEM Rule 17.37A or 25.21A. See also Main Board Rule 13.32D(4) or 19A.28D(4) / GEM Rule 17.37D(4) or 25.21D(4) on the basis of the public float disclosure.
5. Items (i) to (viii) are suggested forms of confirmation. The listed issuer may amend the item(s) that is/are not applicable to meet individual cases. Where the issuer has already made the relevant confirmations in a return published under Main Board Rule 13.25A / GEM Rule 17.27A in relation to the securities issued, or the treasury shares sold or transferred, no further confirmation is required to be made in this return.
6. "Identical" means in this context:
 - the securities are of the same nominal value with the same amount called up or paid up;
 - they are entitled to dividend/interest at the same rate and for the same period, so that at the next ensuing distribution, the dividend/interest payable per unit will amount to exactly the same sum (gross and net); and
 - they carry the same rights as to unrestricted transfer, attendance and voting at meetings and rank pari passu in all other respects.