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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 THE TEN MONTHS ENDED 31 OCTOBER 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 the ten months ended 31 October 2026 as follows:

- The Group's aggregated contracted sales for the ten months ended 31 October 2026 amounted to approximately RMB11.203 billion and the Group's aggregated contracted sold area amounted to 917,607 sq.m.. The average selling price for the ten months ended 31 October 2026 was RMB12,209 per sq.m..

- In October 2026, the Group's contracted sales amounted to approximately RMB0.700 billion and the Group's contracted sold area amounted to 60,368 sq.m.. The average selling price for October 2026 was RMB11,599 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 November 2026

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