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(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 3333)

VOLUNTARY ANNOUNCEMENT

This announcement is made by China Evergrande Group (the “**Company**”, together with its subsidiaries, the “**Group**”) on a voluntary basis.

On 16 November 2022, the People’s Government of Jiangxia District, Wuhan City* (武漢市江夏區人民政府) made an administrative decision to recover 11 parcels of land under the Evergrande Wuhan Technology Tourism City Project (the “**Project**”) of the Group without compensation. The decision is only related to 11 parcels of land under the Project and does not involve other land parcels of the Project. There are a total of 24 parcels of land under the Project with a total net land area of 5,065.8 mu. The 11 parcels of land recovered by the government without compensation have a total net land area of 2,071.3 mu.

Relevant information about the Project is set out as follows:

In December 2017, the Group acquired the Project for RMB5.6 billion and commenced construction in March 2018. The Group has continuous communication with the People’s Government of Jiangxia District, Wuhan City* (武漢市江夏區人民政府) on the development of the Project. As of now, construction of around 1.261 million square meters has commenced under the Project, 649,000 square meters (5,330 units of property) have been sold, 360,000 square meters (2,654 units of property) have been delivered, and 289,000 square meters (2,676 units of property) have not yet been delivered. There are currently 12 batches of pre-sold units under the Project, of which 10 batches have resumed normal construction, and the other two batches are in the process of resuming construction.

In order to develop the Project into a large-scale cultural tourism complex, the Group has invested RMB2.1 billion in the construction of about 242,000 square meters of cultural tourism facilities, including Liuguo hotspring center, five-star hotels, children’s amusement park, children’s recreation center, Toys “R” Us, museum, shopping streets, wedding manors, sports centers, food centers, etc. The external façade of most of the individual buildings has been completed, and the interior decoration of some individual buildings has basically been completed.

The Company is communicating with the People's Government of Jiangxia District, Wuhan City* (武汉市江夏區人民政府) and will file an administrative review on this matter to protect the legitimate rights and interests of the Company. **Holders of the Company's securities and potential investors of the Company are advised to exercise caution when dealing in the securities of the Company.**

By order of the Board
China Evergrande Group
Hui Ka Yan
Chairman

Hong Kong, 24 November 2022

As at the date of this announcement, the executive directors are Mr. Hui Ka Yan, Mr. Siu Shawn, Mr. Shi Junping, Mr. Liu Zhen and Mr. Qian Cheng, the non-executive director is Mr. Liang Senlin, and the independent non-executive directors are Mr. Chau Shing Yim, David, Mr. He Qi and Ms. Xie Hongxi.

* *For identification purposes only*