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GREENTOWN CHINA HOLDINGS LIMITED

綠城中國控股有限公司*

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 03900)

UNAUDITED OPERATING DATA FOR THE ELEVEN MONTHS ENDED 30 NOVEMBER 2020

The board of directors (the “**Board**”) of Greentown China Holdings Limited (the “**Company**”) is pleased to announce that certain unaudited operating data of the Company and its subsidiaries, together with its joint ventures and associates (the “**Greentown Group**”) for the eleven months ended 30 November 2020 as follows:

Greentown Group sold 8,776 units of self-investment projects with a saleable area of approximately 1,070,000 sqm in November 2020. Monthly sales** reached approximately RMB29.4 billion, with an approximate average selling price of RMB27,437 per sqm. From January to November 2020, Greentown Group recorded a saleable area of 6,410,000 sqm, with a contracted sales amounting to approximately RMB165.8 billion (increased by 47% year-on-year); of which approximately RMB89.9 billion was attributable to the Greentown Group. As at 30 November 2020, in addition to contracted sales, Greentown Group recorded subscription sales of RMB10.5 billion, of which approximately RMB5.1 billion was attributable to Greentown Group.

In November 2020, the total saleable area of the properties sold under Greentown Group project management business using the “Greentown” brand name (non-self-investment projects, referred to as “**projects under project management**”) achieved approximately 750,000 sqm, with a total contracted amount of approximately RMB9.2 billion. From January to November 2020, the total contracted sales of the projects under project management reached approximately RMB65.2 billion, with a total saleable area of approximately 4,930,000 sqm.

Taking into account all of the above, for the eleven months ended 30 November 2020, Greentown Group recorded a total saleable area of approximately 11,340,000 sqm, with a total contracted sales of approximately RMB231 billion, representing a year-on-year increase of approximately 34%.

* *For identification purposes only*

** *Monthly sales included contracted sales and subscription sales of the month*

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 collating 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 professional or financial advisers.

By order of the Board
Greentown China Holdings Limited
Zhang Yadong
Chairman

Hangzhou, the PRC
4 December 2020

As at the date of this announcement, the Board comprises Mr ZHANG Yadong, Mr LIU Wensheng, Mr GUO Jiafeng, Mr ZHOU Lianying, Mr GENG Zhongqiang and Mr LI Jun as executive directors, Mr Stephen Tin Hoi NG (Mr Andrew On Kiu CHOW as his alternate) and Mr WU Yiwen as non-executive directors and Mr JIA Shenghua, Mr HUI Wan Fai, Mr QIU Dong and Mr ZHU Yuchen as independent non-executive directors.