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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 ONE MONTH ENDED 31 JANUARY 2021

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 one month ended 31 January 2021 as follows:

Greentown Group sold 4,476 units of self-investment projects with a saleable area of approximately 560,000 sqm in January 2021. Monthly sales** reached approximately RMB16.6 billion, with an approximate average selling price of RMB29,672 per sqm. In January, Greentown Group recorded a saleable area of 500,000 sqm, with a contracted sales amounting to approximately RMB14.3 billion (increased by 186% year-on-year); of which approximately RMB8.1 billion was attributable to the Greentown Group. As at 31 January 2021, in addition to contracted sales, Greentown Group recorded subscription sales of RMB8 billion, of which approximately RMB3.8 billion was attributable to Greentown Group.

In January 2021, 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 230,000 sqm, with a total contracted amount of approximately RMB3 billion.

Taking into account all of the above, for the one month ended 31 January 2021, Greentown Group recorded a total saleable area of approximately 730,000 sqm, with a total contracted sales of approximately RMB17.3 billion, representing a year-on-year increase of approximately 122%.

* 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 February 2021

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.