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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 2023

The board of directors (the “**Board**”) of Greentown China Holdings Limited (the “**Company**”) hereby announces 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 2023 are as follows:

Greentown Group sold 3,306 units of self-investment projects with a saleable area of approximately 420,000 sqm in January 2023. Monthly sales** reached approximately RMB12.1 billion, with an approximate average selling price of RMB28,871 per sqm. In January 2023, Greentown Group recorded a saleable area of 370,000 sqm, with a contracted sales amounting to approximately RMB10.5 billion; of which approximately RMB6.8 billion was attributable to the Greentown Group. As at 31 January 2023, in addition to contracted sales, Greentown Group recorded subscription sales of RMB6.2 billion, of which approximately RMB3.7 billion was attributable to Greentown Group.

In January 2023, 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 180,000 sqm, with a total contracted sales amount of approximately RMB3 billion.

Taking into account all of the above, for the one month ended 31 January 2023, Greentown Group recorded a total saleable area of approximately 550,000 sqm, with a total contracted sales of approximately RMB13.5 billion.

* 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
6 February 2023

As at the date of this announcement, the Board comprises Mr ZHANG Yadong, Mr GUO Jiafeng, Mr WU Wende, Mr GENG Zhongqiang, Mr LI Jun and Ms HONG Lei as executive directors, Mr Stephen Tin Hoi NG 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.