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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 FOUR MONTHS ENDED 30 APRIL 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 four months ended 30 April 2023 as follows:

Greentown Group sold 4,009 units of self-investment projects with a saleable area of approximately 600,000 sqm in April 2023. Monthly sales** reached approximately RMB19.6 billion, with an approximate average selling price of RMB32,495 per sqm. From January to April 2023, Greentown Group recorded a saleable area of 2,320,000 sqm, with a contracted sales amounting to approximately RMB69.5 billion; of which approximately RMB44.2 billion was attributable to the Greentown Group. As at 30 April 2023, in addition to contracted sales, Greentown Group recorded subscription sales of RMB5.7 billion, of which approximately RMB3.4 billion was attributable to Greentown Group.

In April 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 450,000 sqm, with a total contracted sales amount of approximately RMB6.7 billion. From January to April 2023, the total contracted sales of the projects under project management reached approximately RMB18.9 billion, with a total saleable area of approximately 1,350,000 sqm.

Taking into account all of the above, for the four months ended 30 April 2023, Greentown Group recorded a total saleable area of approximately 3,670,000 sqm, with a total contracted sales of approximately RMB88.4 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
5 May 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.