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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 2024

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 2024 as follows:

Greentown Group sold 1,423 units of self-investment projects with a saleable area of approximately 190,000 sqm in January 2024. Monthly sales** reached approximately RMB7.7 billion, with an approximate average selling price of RMB40,133 per sqm. In January 2024, Greentown Group recorded a saleable area of 240,000 sqm, with a contracted sales amounting to approximately RMB7.8 billion; of which approximately RMB5.5 billion was attributable to the Greentown Group. As at 31 January 2024, in addition to contracted sales, Greentown Group recorded subscription sales of RMB4.0 billion, of which approximately RMB2.3 billion was attributable to Greentown Group.

In January 2024, 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 300,000 sqm, with a total contracted sales amount of approximately RMB4.2 billion.

Taking into account all of the above, for the one month ended 31 January 2024, Greentown Group recorded a total saleable area of approximately 540,000 sqm, with a total contracted sales of approximately RMB12.0 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 2024

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.