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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 2026**

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 2026 as follows:

Greentown Group sold 1,179 units of self-investment projects with a sales area of approximately 180,000 sqm in January 2026. Monthly sales** reached approximately RMB6.1 billion, with an approximate average selling price of RMB34,345 per sqm. In January 2026, Greentown Group recorded a sales area of 220,000 sqm, with a contracted sales amounting to approximately RMB6.3 billion; of which approximately RMB4.2 billion was attributable to the Greentown Group. As at 31 January 2026, in addition to contracted sales, Greentown Group recorded subscription sales of RMB2.8 billion, of which approximately RMB1.8 billion was attributable to Greentown Group.

In January 2026, the sales area of Greentown Group project management business achieved approximately 250,000 sqm, with a total sales amount of approximately RMB3.4 billion.

Taking into account all of the above, for the one month ended 31 January 2026, Greentown Group recorded a total sales area of approximately 470,000 sqm, with a total contracted sales of approximately RMB9.7 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
LIU Chengyun
Chairman

Hangzhou, the PRC
5 February 2026

As at the date of this announcement, the Board comprises Mr LIU Chengyun as chairman and non-executive director, Mr GUO Jiafeng, Mr GENG Zhongqiang, Mr LI Jun and Ms HONG Lei as executive directors, Mr Stephen Tin Hoi NG and Mr Andrew On Kiu CHOW as non-executive directors and Mr JIA Shenghua, Mr HUI Wan Fai, Mr ZHU Yuchen and Mr QIN Yuemin as independent non-executive directors.