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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: 3900)

UNAUDITED OPERATING DATA FOR THE SEVEN MONTHS ENDED 31 JULY 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 seven months ended 31 July 2026 as follows:

Greentown Group sold 1,228 units of self-investment projects with a sales area of approximately 170,000 sqm in July 2026. Monthly sales** reached approximately RMB5.4 billion, with an approximate average selling price of RMB31,035 per sqm. From January to July 2026, Greentown Group recorded a sales area of 2,000,000 sqm, with a contracted sales amounting to approximately RMB65.5 billion; of which approximately RMB45.1 billion was attributable to the Greentown Group. As at 31 July 2026, in addition to contracted sales, Greentown Group recorded subscription sales of RMB1.8 billion, of which approximately RMB1.2 billion was attributable to Greentown Group.

In July 2026, the sales area of Greentown Group project management business achieved approximately 480,000 sqm, with a total sales amount of approximately RMB7.0 billion. From January to July 2026, the total sales amount of project management business reached approximately RMB41.5 billion, with a total sales area of approximately 2,880,000 sqm.

Taking into account all of the above, for the seven months ended 31 July 2026, Greentown Group recorded a total sales area of approximately 4,880,000 sqm, with a total contracted sales of approximately RMB107.0 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
ZHAO Hui
Chairman

Hangzhou, the PRC
6 August 2026

As at the date of this announcement, the Board comprises Mr ZHAO Hui as chairman and executive director, Mr GENG Zhongqiang, Mr JIANG Feng, Mr LI Jun and Ms HONG Lei as executive directors, Mr Stephen Tin Hoi NG and Mr Kevin Kwok Pong CHAN as non-executive directors and Mr JIA Shenghua, Mr HUI Wan Fai, Mr QIN Yuemin and Mr XIONG Liangjun as independent non-executive directors.