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GREENTOWN MANAGEMENT HOLDINGS COMPANY LIMITED

綠城管理控股有限公司

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 09979)

**VOLUNTARY ANNOUNCEMENT
ON-MARKET SHARE REPURCHASE
UNDER THE SHARE REPURCHASE MANDATE**

This announcement is made by Greentown Management Holdings Company Limited (the “**Company**”, together with its subsidiaries, the “**Group**”) on a voluntary basis.

The board (the “**Board**”) of directors (the “**Directors**”) of the Company hereby announces that it has approved a share repurchase scheme (the “**Share Repurchase Scheme**”) to exercise the general mandate (the “**Share Repurchase Mandate**”) granted by the shareholders of the Company (the “**Shareholders**”) to the Board to repurchase shares of the Company (the “**Shares**”) at the annual general meeting of the Company held on 18 June 2025 (the “**AGM**”). Under the Share Repurchase Mandate, the Company is authorized to repurchase up to 10% of the total number of issued Shares (excluding any treasury shares) of the Company as at the date of the AGM, i.e. a total of 201,000,000 Shares.

The Share Repurchase Scheme shall be implemented by the Board in accordance with the expiration period of the Share Repurchase Mandate, while maintaining sufficient public float in accordance with the requirements of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “**Listing Rules**”). The Company will carry out the share repurchase in compliance with its articles of association, the Listing Rules, the Code on Takeovers and Mergers and Share Buy-backs, the Companies Act of the Cayman Islands as well as all applicable laws and regulations.

As of the date of this announcement, the Company’s scale of newly contracted projects under project management has grown strongly against the market, with a sound development momentum, and the Company has further consolidated its leading position in the industry. Meanwhile, the Company’s cash on hand is abundant and its operating cash flow has shown a steady improvement, and the cash reserves are currently sufficient for its share repurchase. The Board considers that the current trading prices of the Shares do not fully reflect the intrinsic value and actual business prospects of the

Company. It is in the interests of the Company and all Shareholders to carry out share repurchase under these circumstances, which demonstrates the Company's confidence in its development and prospects and generates good returns for the Shareholders. As part of the Share Repurchase Scheme, the Board, having taken into full consideration of factors including compliance with the public float requirements under the Listing Rules, has resolved that, it will, from time to time, repurchase up to 10,000,000 Shares on the open market subject to market conditions and pursuant to the Repurchase Mandate. As part of the Share Repurchase Scheme, the Company, from the initial implementation of the share repurchase on 29 August 2025 up to the date of this announcement, has repurchased a total of 852,000 Shares on the open market, for a total consideration of HK\$2,450,010.

The Company's exercise of the Share Repurchase Mandate is subject to change based on the current and future development of market conditions and is at the absolute discretion of the Board. There is no assurance as to the timing, quantity or price of any repurchases of Shares or as to whether the Company will make any further repurchases. Shareholders and potential investors should therefore exercise caution when dealing in the securities of the Company.

By order of the Board
Greentown Management Holdings Company Limited
Guo Jiafeng
Co-Chairman and Non-Executive Director

Hong Kong, 2 September 2025

As at the date of this announcement, the Board comprises Mr. Guo Jiafeng and Mr. Geng Zhongqiang as non-executive Directors; Mr. Wang Junfeng and Ms. Nie Huanxin as executive Directors; and Mr. Lin Zhihong, Dr. Ding Zuyu and Mr. Chan Yan Kwan Andy as independent non-executive Directors.