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**SHIMAO GROUP HOLDINGS LIMITED**  
**世茂集團控股有限公司**

*(Incorporated in the Cayman Islands with limited liability)*

**(Stock code: 813)**

**UNAUDITED OPERATING STATISTICS**  
**FOR THE TEN MONTHS ENDED 31 OCTOBER 2025**

The board of directors (the “**Board**”) of Shimao Group Holdings Limited (the “**Company**”) hereby announces certain unaudited operating statistics of the Company and its subsidiaries (together the “**Group**”) for the ten months ended 31 October 2025 as follows:

- The Group’s aggregated contracted sales for the ten months ended 31 October 2025 amounted to approximately RMB20.919 billion and the Group’s aggregated contracted sold area amounted to 1,721,003 sq.m.. The average selling price for the ten months ended 31 October 2025 was RMB12,155 per sq.m..
- In October 2025, the Group’s contracted sales amounted to approximately RMB1.702 billion and the Group’s contracted sold area amounted to 138,941 sq.m.. The average selling price for October 2025 was RMB12,249 per sq.m..

The above-mentioned sales 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 sales information. As such, the above data is provided for investors’ reference only. Investors are advised to exercise caution and not to place undue reliance on such information when dealing in the securities of the Company. When in doubt, investors are advised to seek professional advice from professional or financial advisers.

On behalf of the Board  
**Shimao Group Holdings Limited**  
**Hui Sai Tan, Jason**  
*Chairman and President*

Hong Kong, 7 November 2025

*As at the date of this announcement, the Board of the Company comprises three Executive Directors, namely, Mr. Hui Sai Tan, Jason (Chairman and President), Mr. Xie Kun and Mr. Zhao Jun; two Non-executive Directors, namely, Ms. Hui Mei Mei, Carol and Mr. Shao Liang; and three Independent Non-executive Directors, namely, Mr. Lyu Hong Bing, Mr. Lam Ching Kam and Mr. Fung Tze Wa.*