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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 ELEVEN MONTHS ENDED 30 NOVEMBER 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 eleven months ended 30 November 2025 as follows:

- The Group’s aggregated contracted sales for the eleven months ended 30 November 2025 amounted to approximately RMB22.432 billion and the Group’s aggregated contracted sold area amounted to 1,844,398 sq.m.. The average selling price for the eleven months ended 30 November 2025 was RMB12,162 per sq.m..
- In November 2025, the Group’s contracted sales amounted to approximately RMB1.513 billion and the Group’s contracted sold area amounted to 123,395 sq.m.. The average selling price for November 2025 was RMB12,260 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, 5 December 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.