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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 2022**

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 2022 as follows:

- The Group’s aggregated contracted sales for the eleven months ended 30 November 2022 amounted to approximately RMB79.49 billion and the Group’s aggregated contracted sold area amounted to 4,927,793 sq.m.. The average selling price for the eleven months ended 30 November 2022 was RMB16,132 per sq.m..
- In November 2022, the Group’s contracted sales amounted to approximately RMB6.50 billion and the Group’s contracted sold area amounted to 404,676 sq.m.. The average selling price for November 2022 was RMB16,062 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
Vice Chairman and President

Hong Kong, 9 December 2022

As at the date of this announcement, the Board of the Company comprises five Executive Directors, namely, Mr. Hui Wing Mau (Chairman), Mr. Hui Sai Tan, Jason (Vice Chairman and President), Ms. Tang Fei, Mr. Lu Yi (Executive President) and Mr. Xie Kun; one Non-executive Director, namely, Mr. Ye Mingjie; and three Independent Non-executive Directors, namely, Mr. Lyu Hong Bing, Mr. Lam Ching Kam and Mr. Fung Tze Wa.