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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 YEAR ENDED 31 DECEMBER 2023**

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 year ended 31 December 2023 as follows:

- The Group’s aggregated contracted sales for the year ended 31 December 2023 amounted to approximately RMB42.82 billion and the Group’s aggregated contracted sold area amounted to 2,946,645 sq.m.. The average selling price for the year ended 31 December 2023 was RMB14,532 per sq.m..
- In December 2023, the Group’s contracted sales amounted to approximately RMB2.81 billion and the Group’s contracted sold area amounted to 200,994 sq.m.. The average selling price for December 2023 was RMB13,963 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, 10 January 2024

*As at the date of this announcement, the Board of the Company comprises four Executive Directors, namely, Mr. Hui Wing Mau (Chairman), Mr. Hui Sai Tan, Jason (Vice Chairman and President), Ms. Tang Fei 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.*