



Monthly Return for Equity Issuer and Hong Kong Depositary Receipts listed under Chapter 19B of the Exchange Listing Rules on Movements in Securities

For the month ended: 30 November 2025

Status: New Submission

To : Hong Kong Exchanges and Clearing Limited

Name of Issuer: Greentown Service Group Co. Ltd.

Date Submitted: 01 December 2025

I. Movements in Authorised / Registered Share Capital

1. Class of shares	Ordinary shares	Type of shares	Not applicable	Listed on the Exchange (Note 1)	Yes	
Stock code (if listed)	02869	Description	Ordinary Shares			
	Number of authorised/registered shares		Par value		Authorised/registered share capital	
Balance at close of preceding month	38,000,000,000	HKD	0.00001	HKD	380,000	
Increase / decrease (-)	0			HKD	0	
Balance at close of the month	38,000,000,000	HKD	0.00001	HKD	380,000	

Total authorised/registered share capital at the end of the month: HKD 380,000

II. Movements in Issued Shares and/or Treasury Shares

1. Class of shares	Ordinary shares	Type of shares	Not applicable	Listed on the Exchange (Note 1)	Yes	
Stock code (if listed)	02869	Description				
		Number of issued shares (excluding treasury shares)	Number of treasury shares	Total number of issued shares		
Balance at close of preceding month		3,151,109,548	1,470,000	3,152,579,548		
Increase / decrease (-)		-3,764,080	3,858,000			
Balance at close of the month		3,147,345,468	5,328,000	3,152,673,468		

III. Details of Movements in Issued Shares and/or Treasury Shares

(A). Share Options (under Share Option Schemes of the Issuer)

1. Class of shares		Ordinary shares	Type of shares	Not applicable		Listed on the Exchange (Note 1)			Yes		
Stock code (if listed)		02869	Description								
Particulars of share option scheme		Number of share options outstanding at close of preceding month	Movement during the month			Number of share options outstanding at close of the month	Number of new shares issued during the month pursuant thereto (A1)	Number of treasury shares transferred out of treasury during the month pursuant thereto (A2)	Number of shares which may be issued or transferred out of treasury pursuant thereto as at close of the month	The total number of shares which may be issued or transferred out of treasury upon exercise of all share options to be granted under the scheme at close of the month	
1).	Share option scheme adopted on 25/05/2018 Granted on 11/09/2018 Exercise Price: HK\$6.116	43,763,000	Lapsed		-103,600	43,659,400	0	0	43,659,400	0	
			Exercised - new shares involved		0						
			Exercised - treasury shares involved		0						
			Granted		0						
			Cancelled		0						
General Meeting approval date (if applicable) 25 May 2018											
2).	Share option scheme adopted on 25/05/2018 Granted on 23/01/2020 Exercise Price: HK\$9.214	19,345,650	Lapsed		-123,300	19,222,350	0	0	19,222,350	0	
			Exercised - new shares involved		0						
			Exercised - treasury shares involved		0						
			Granted		0						
			Cancelled		0						
General Meeting approval date (if applicable) 25 May 2018											
3).	Share option scheme adopted on 25/05/2018 Granted on 14/09/2020 Exercise Price: HK\$9.3	17,294,400	Lapsed		-44,700	17,249,700	0	0	17,249,700	0	
			Exercised - new shares involved		0						
			Exercised - treasury shares involved		0						
			Granted		0						
			Cancelled		0						

General Meeting approval date (if applicable) 25 May 2018										
4).	Share option scheme adopted on 25/05/2018 Granted on 26/07/2021 Exercise Price: HK\$8.902	20,576,700	Lapsed	-256,500		20,320,200	0	0	20,320,200	0
			Exercised - new shares involved	0						
			Exercised - treasury shares involved	0						
			Granted	0						
			Cancelled	0						
General Meeting approval date (if applicable) 25 May 2018										
5).	Share option scheme adopted on 25/05/2018 Granted on 08/12/2022 Exercise Price: HK\$5.5800	27,111,100	Lapsed	-39,900		27,071,200	0	0	27,071,200	0
			Exercised - new shares involved	0						
			Exercised - treasury shares involved	0						
			Granted	0						
			Cancelled	0						
General Meeting approval date (if applicable) 25 May 2018										
6).	Share option scheme adopted on 16/06/2023 Granted on 26/06/2024 Exercise Price: HK\$3.494	55,257,542	Lapsed	0		55,163,622	93,920	0	55,163,622	232,767,682
			Exercised - new shares involved	-93,920						
			Exercised - treasury shares involved	0						
			Granted	0						
			Cancelled	0						
General Meeting approval date (if applicable) 16 June 2023										
7).	Share option scheme adopted on 16/06/2023 Granted on 10/06/2025 Exercise Price: HK\$4.310	18,935,680	Lapsed	-80,000		18,855,680	0	0	18,855,680	232,767,682
			Exercised - new shares involved	0						
			Exercised - treasury shares involved	0						
			Granted	0						
			Cancelled	0						
General Meeting approval date (if applicable) 16 June 2023										

Increase in issued shares (excluding treasury shares):	93,920	Ordinary shares (AA1)
Decrease in treasury shares:	0	Ordinary shares (AA2)
Total funds raised during the month from exercise of options:	HKD 328,156.48	

Remarks:

1. As items 1 to 5 are under the same share option scheme adopted on 25 May 2018 and terminated on 16 June 2023, the figures of which under "The total number of shares which may be issued or transferred out of treasury upon exercise of all share options to be granted under the scheme at close of the month" are the same.

2. As items 6 and 7 are under the same share option scheme adopted on 16 June 2023, the figures of which under "The total number of shares which may be issued or transferred out of treasury upon exercise of all share options to be granted under the scheme at close of the month" are the same.

(B). Warrants to Issue Shares of the Issuer

Not applicable

(C). Convertibles (i.e. Convertible into Shares of the Issuer)

Not applicable

(D). Any other Agreements or Arrangements to Issue Shares of the Issuer, including Options (other than Share Option Schemes)

Not applicable

(E). Other Movements in Issued Shares and/or Treasury Shares

1. Class of shares		Ordinary shares		Type of shares	Not applicable		Listed on the Exchange (Note 1)		Yes	
Stock code (if listed)		02869		Description						
Events			At price (if applicable)		Date of event (Note 2)	General Meeting approval date (if applicable)	Increase/ decrease (-) in issued shares (excluding treasury shares) during the month pursuant thereto (E1)	Increase/ decrease (-) in treasury shares during the month pursuant thereto (E2)	Number of shares redeemed or repurchased for cancellation but not yet cancelled as at close of the month (Note 3)	
			Currency	Amount						
1).	Repurchase of shares (shares held as treasury shares)		HKD	4.4753	03 November 2025	20 June 2025	-208,000	208,000		
2).	Repurchase of shares (shares held as treasury shares)		HKD	4.4682	04 November 2025	20 June 2025	-210,000	210,000		
3).	Repurchase of shares (shares held as treasury shares)		HKD	4.4535	05 November 2025	20 June 2025	-164,000	164,000		
4).	Repurchase of shares (shares held as treasury shares)		HKD	4.5638	06 November 2025	20 June 2025	-212,000	212,000		
5).	Repurchase of shares (shares held as treasury shares)		HKD	4.5462	07 November 2025	20 June 2025	-212,000	212,000		
6).	Repurchase of shares (shares held as treasury shares)		HKD	4.6516	10 November 2025	20 June 2025	-38,000	38,000		
7).	Repurchase of shares (shares held as treasury shares)		HKD	4.7682	11 November 2025	20 June 2025	-182,000	182,000		
8).	Repurchase of shares (shares held as treasury shares)		HKD	4.8422	13 November 2025	20 June 2025	-202,000	202,000		
9).	Repurchase of shares (shares held as treasury shares)		HKD	4.8186	14 November 2025	20 June 2025	-200,000	200,000		
10).	Repurchase of shares (shares held as treasury shares)		HKD	4.8262	17 November 2025	20 June 2025	-200,000	200,000		
11).	Repurchase of shares (shares held as treasury shares)		HKD	4.7191	18 November 2025	20 June 2025	-200,000	200,000		
12).	Repurchase of shares (shares held as treasury shares)		HKD	4.6929	19 November 2025	20 June 2025	-200,000	200,000		
13).	Repurchase of shares (shares held as treasury shares)		HKD	4.6469	20 November 2025	20 June 2025	-400,000	400,000		
14).	Repurchase of shares (shares held as treasury shares)		HKD	4.6269	21 November 2025	20 June 2025	-210,000	210,000		
15).	Repurchase of shares (shares held as treasury shares)		HKD	4.6544	24 November 2025	20 June 2025	-202,000	202,000		
16).	Repurchase of shares (shares held as treasury shares)		HKD	4.6755	25 November 2025	20 June 2025	-204,000	204,000		
17).	Repurchase of shares (shares held as treasury shares)		HKD	4.6342	26 November 2025	20 June 2025	-204,000	204,000		
18).	Repurchase of shares (shares held as treasury shares)		HKD	4.5842	27 November 2025	20 June 2025	-204,000	204,000		
19).	Repurchase of shares (shares held as treasury shares)		HKD	4.4917	28 November 2025	20 June 2025	-206,000	206,000		

Increase/ decrease (-) in issued shares (excluding treasury shares): -3,858,000 Ordinary shares (EE1)

Increase/ decrease (-) in treasury shares: 3,858,000 Ordinary shares (EE2)

Total increase/ decrease (-) in issued shares (excluding treasury shares) during the month (i.e. Total of AA1 to EE1): -3,764,080 Ordinary shares

Total increase/ decrease (-) in treasury shares during the month (i.e. Total of AA2 to EE2): 3,858,000 Ordinary shares

IV. Information about Hong Kong Depositary Receipt (HDR) Not applicable

V. Confirmations

Pursuant to Main Board Rule 13.25C / GEM Rule 17.27C, we hereby confirm to the best knowledge, information and belief that, in relation to each of the securities issued, or the treasury shares sold or transferred by the issuer during the month as set out in Parts III and IV which has not been previously disclosed in a return published under Main Board Rule 13.25A / GEM Rule 17.27A, it has been duly authorised by the board of directors of the listed issuer and carried out in compliance with all applicable listing rules, laws and other regulatory requirements and, insofar as applicable:

(Note 4)

- (i) all money due to the listed issuer in respect of the issue of securities, or sale or transfer of treasury shares has been received by it;
- (ii) all pre-conditions for listing imposed by the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited under "Qualifications of listing" have been fulfilled;
- (iii) all (if any) conditions contained in the formal letter granting listing of and permission to deal in the securities have been fulfilled;
- (iv) all the securities of each class are in all respects identical (Note 5);
- (v) all documents required by the Companies (Winding Up and Miscellaneous Provisions) Ordinance to be filed with the Registrar of Companies have been duly filed and that compliance has been made with all other legal requirements;
- (vi) all the definitive documents of title have been delivered/are ready to be delivered/are being prepared and will be delivered in accordance with the terms of issue, sale or transfer;
- (vii) completion has taken place of the purchase by the issuer of all property shown in the listing document to have been purchased or agreed to be purchased by it and the purchase consideration for all such property has been duly satisfied; and
- (viii) the trust deed/deed poll relating to the debenture, loan stock, notes or bonds has been completed and executed, and particulars thereof, if so required by law, have been filed with the Registrar of Companies.

Submitted by: Yang Zhangfa

Title: Director

(Director, Secretary or other Duly Authorised Officer)

Notes

1. The Exchange refers to The Stock Exchange of Hong Kong Limited.
2. In the case of repurchase of shares (shares repurchased and cancelled) and redemption of shares (shares redeemed and cancelled), "date of event" should be construed as "cancellation date".
In the case of repurchase of shares (shares held as treasury shares), "date of event" should be construed as "date on which shares were repurchased and held by the issuer in treasury".
3. The information is required in the case of repurchase of shares (shares repurchased for cancellation but not yet cancelled) and redemption of shares (shares redeemed but not yet cancelled). Please state the number of shares repurchased or redeemed during the month or in preceding month(s) but pending cancellation as at close of the month as a negative number.
4. Items (i) to (viii) are suggested forms of confirmation. The listed issuer may amend the item(s) that is/are not applicable to meet individual cases. Where the issuer has already made the relevant confirmations in a return published under Main Board Rule 13.25A / GEM Rule 17.27A in relation to the securities issued, or the treasury shares sold or transferred, no further confirmation is required to be made in this return.
5. "Identical" means in this context:
 - the securities are of the same nominal value with the same amount called up or paid up;
 - they are entitled to dividend/interest at the same rate and for the same period, so that at the next ensuing distribution, the dividend/interest payable per unit will amount to exactly the same sum (gross and net); and
 - they carry the same rights as to unrestricted transfer, attendance and voting at meetings and rank pari passu in all other respects.