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GREENTOWN CHINA HOLDINGS LIMITED

綠城中國控股有限公司*

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 03900)

PROFIT WARNING

This announcement is made by Greentown China Holdings Limited (the “**Company**”, together with its subsidiaries, the “**Group**”) pursuant to Rule 13.09(2)(a) of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited and the Inside Information Provisions under Part XIVA of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong).

The board of directors of the Company (the “**Board**”) wishes to inform shareholders of the Company (the “**Shareholders**”) and potential investors that, based on the preliminary review of the unaudited consolidated management accounts of the Company during the six months ended 30 June 2025 (the “**2025 Interim Period**”) and the existing data of the Group, it is expected that the net profit attributable to owners of the Company during the 2025 Interim Period would decrease by approximately 90% compared to RMB2.045 billion for the same period last year. Such decrease was mainly attributable to the uneven distribution of delivery schedules between the first half and second half of the year, with a year-on-year decrease in the area of properties with recognized revenue in the first half of the year, leading to a year-on-year decrease in revenue. In addition, the Company has continued to actively promote the destocking of long-term inventory this year, and has made provisions for impairment loss on relevant assets during the 2025 Interim Period, which has further affected the profit attributable to owners.

In the first half of the year, the Group continued to optimize its debt structure by reducing the proportion of short-term debt to below 20% of total debt, marking a record low. Meanwhile, its cash reserves were sufficient, with the cash-to-short-term-debt ratio exceeding 2.5 times, reaching a record high. Overall, the Group maintained secure and sound operations.

The data contained in this announcement is only based on the Group's unaudited consolidated management accounts for the 2025 Interim Period. These accounts have not been reviewed or audited by the Company's auditors nor approved by the Audit Committee of the Board. The actual financial results for the 2025 Interim Period as reviewed by the Company's auditors may differ from those disclosed in this announcement and will be published in the Company's 2025 announcement of interim results.

Shareholders and potential investors of the Company are advised to exercise caution when dealing in the securities of the Company.

On behalf of the Board
Greentown China Holdings Limited
LIU Chengyun
Chairman

Hangzhou, the PRC
8 August 2025

As at the date of this announcement, the Board comprises Mr LIU Chengyun as chairman and non-executive director, Mr GUO Jiafeng, Mr GENG Zhongqiang, Mr LI Jun and Ms HONG Lei as executive directors, Mr Stephen Tin Hoi NG and Mr Andrew On Kiu CHOW as non-executive directors and Mr JIA Shenghua, Mr HUI Wan Fai, Mr ZHU Yuchen and Mr QIN Yuemin as independent non-executive directors.

* *For identification purposes only*