GREENTOWN CHINA HOLDINGS LIMITED
綠城中國控股有限公司 *

(Incorporated in the Cayman Islands with limited liability)
(Stock Code: 3900)

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 for the six months ended 30 June 2026 (the "**2026 Interim Period**") and the existing data of the Group, it is expected that the net profit attributable to owners of the Company for the 2026 Interim Period would decrease to approximately RMB50 million to RMB100 million, compared to RMB210 million for the same period last year. This was mainly attributable to a decline of revenue resulting from the decrease in both the area of properties with recognized revenue and the average selling price as compared with the same period last year. In addition, as the real estate market remains in a period of adjustment and to foster long-term development, the Company has continued to actively promote the destocking of long-term inventory, resulting in a decline in the gross profit margin for the revenue recognized during the first half of the year. Furthermore, the Company has made provisions for impairment losses on certain assets, which has further affected the profit attributable to owners.

For the first half of the year, the Group continued to reduce its interest-bearing liabilities, with the proportion of short-term debt to total debt remaining below 25%, maintaining at a relatively low level. Meanwhile, its cash reserves were sufficient, with the cash-to-short-term-debt ratio exceeding 2 times, maintaining at a high level. The overall operations of the Group remain stable and sound.

** For identification purposes only*

The data contained in this announcement is only based on the Group's unaudited consolidated management accounts for the 2026 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 2026 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 2026 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
ZHAO Hui
Chairman

Hangzhou, the PRC
10 August 2026

As at the date of this announcement, the Board comprises Mr ZHAO Hui as chairman and executive director, Mr GENG Zhongqiang, Mr JIANG Feng, Mr LI Jun and Ms HONG Lei as executive directors, Mr Stephen Tin Hoi NG and Mr Kevin Kwok Pong CHAN as non-executive directors and Mr JIA Shenghua, Mr HUI Wan Fai, Mr QIN Yuemin and Mr XIONG Liangjun as independent non-executive directors.