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)

INTERIM RESULTS ANNOUNCEMENT FOR THE SIX MONTHS ENDED 30 JUNE 2013

The board of directors (the "Board") of Greentown China Holdings Limited ("Greentown" or the "Company") is pleased to announce the unaudited condensed consolidated interim results of the Company and its subsidiaries (collectively the "Group") for the six months ended 30 June 2013 (the "Reporting Period") prepared in accordance with International Financial Reporting Standards, together with comparative figures for the corresponding period in 2012. The interim results have been reviewed by the audit committee of the Company (the "Audit Committee") and approved by the Board. The following financial information is extracted from the unaudited condensed consolidated financial statements as set out in the 2013 Interim Report to be published by the Group.

* *For identification purposes only*

CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME
FOR THE SIX MONTHS ENDED 30 JUNE 2013

		Six months ended 30 June	
		2013	2012
	Notes	***RMB'000***	*RMB'000*
		(Unaudited)	(Unaudited)
Revenue	*3*	**10,213,995**	12,600,812
Cost of sales		**(7,055,929)**	(9,125,366)
Gross profit		**3,158,066**	3,475,446
Other income	*4*	**377,366**	506,006
Selling expenses		**(337,818)**	(244,861)
Administrative expenses		**(668,375)**	(599,646)
Finance costs		**(265,672)**	(272,137)
Fair value changes on cross currency swaps		**(32,950)**	–
Fair value changes on trust-related financial derivatives		**–**	82,520
Net gain on disposal of subsidiaries		**–**	368,280
Net gain on disposal of a joint venture		**–**	1,879
Net gain on disposal of associates		**–**	54,190
Gain on re-measurement of an associate to acquisition date fair value upon re-consolidation of a subsidiary		**–**	49,980
Gain relating to a newly acquired joint venture		**704,131**	–
Share of results of joint ventures		**173,655**	232,473
Share of results of associates		**511,464**	25,994
Profit before taxation		**3,619,867**	3,680,124
Taxation	*5*	**(1,163,931)**	(1,419,880)
Profit and total comprehensive income for the period		**2,455,936**	2,260,244
Attributable to:			
Owners of the Company		**1,854,924**	1,811,498
Non-controlling interests		**601,012**	448,746
		2,455,936	2,260,244
Earnings per share	*6*		
Basic		**RMB0.82**	RMB1.09
Diluted		**RMB0.74**	RMB1.08

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

AS AT 30 JUNE 2013

	Notes	**As at 30 June 2013** *RMB'000* **(Unaudited)**	As at 31 December 2012 *RMB'000* (Audited)
NON-CURRENT ASSETS			
Property, plant and equipment		**4,051,620**	3,675,256
Investment properties		**1,730,600**	1,730,600
Interests in associates		**7,864,979**	6,573,266
Interests in joint ventures		**1,404,085**	1,003,745
Available-for-sale investments		**359,855**	346,545
Prepaid lease payment		**674,306**	254,968
Rental paid in advance		**6,055**	6,744
Deferred tax assets		**883,217**	782,241
		16,974,717	14,373,365
CURRENT ASSETS			
Properties for development		**6,072,463**	6,020,524
Properties under development		**44,918,115**	43,136,154
Completed properties for sale		**8,006,354**	7,330,358
Inventories		**98,331**	76,299
Trade and other receivables, deposits and prepayments	*8*	**4,591,933**	4,712,786
Amounts due from related parties		**23,382,625**	21,619,085
Prepaid income taxes		**1,469,358**	1,076,018
Prepaid other taxes		**1,674,209**	1,464,738
Pledged bank deposits		**982,207**	1,734,337
Bank balances and cash		**9,409,399**	6,163,632
		100,604,994	93,333,931
CURRENT LIABILITIES			
Trade and other payables	*9*	**17,186,537**	15,958,635
Pre-sale deposits		**30,372,198**	28,848,285
Amounts due to related parties		**9,292,677**	7,125,114
Dividend payable		**1,077,319**	–
Income taxes payable		**4,531,909**	5,389,742
Other taxes payable		**1,006,602**	985,100
Bank and other borrowings – due within one year		**7,463,822**	15,014,288
Senior notes		**237,324**	241,327
		71,168,388	73,562,491

	As at 30 June 2013 *RMB'000* (Unaudited)	As at 31 December 2012 *RMB'000* (Audited)
NET CURRENT ASSETS	**29,436,606**	19,771,440
TOTAL ASSETS LESS CURRENT LIABILITIES	**46,411,323**	34,144,805
NON-CURRENT LIABILITIES		
Bank and other borrowings – due after one year	**10,151,253**	6,117,815
Senior notes	**6,799,793**	–
Deferred tax liabilities	**598,149**	538,915
Cross currency swaps	**32,950**	–
	17,582,145	6,656,730
	28,829,178	27,488,075
CAPITAL AND RESERVES		
Share capital	**208,349**	207,422
Reserves	**19,754,788**	18,850,269
Convertible securities	**2,084,472**	2,084,472
Equity attributable to owners of the Company	**22,047,609**	21,142,163
Non-controlling interests	**6,781,569**	6,345,912
	28,829,178	27,488,075

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

FOR THE SIX MONTHS ENDED 30 JUNE 2013

1. BASIS OF PREPARATION

The condensed consolidated financial statements have been prepared in accordance with International Accounting Standard 34 "Interim Financial Reporting" issued by the International Accounting Standards Board (the "IASB") as well as with the applicable disclosure requirements of Appendix 16 to the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the "Listing Rules").

2. PRINCIPAL ACCOUNTING POLICIES

The condensed consolidated financial statements have been prepared on the historical cost basis except for certain financial instruments and investment properties, which are measured at fair values.

The accounting policies and methods of computation used in the condensed consolidated financial statements for the six months ended 30 June 2013 are the same as those followed in the preparation of the Group's annual financial statements for the year ended 31 December 2012.

In the current interim period, the Group has applied, for the first time, certain new and revised International Financial Reporting Standards ("IFRSs") issued by the IASB which are effective for the Group's financial year beginning on 1 January 2013.

Except for the application of IFRS 10, IFRS 11 and IFRS 13 as described in the 2013 Interim Report, the application of these new and revised IFRSs has had no material effect on the amounts reported in these condensed consolidated financial statements and disclosures set out in these condensed consolidated financial statements.

3. REVENUE AND SEGMENT INFORMATION

An analysis of the Group's revenue from its major products and services is as follows:

	Six months ended 30 June	
	2013	2012
	RMB'000	*RMB'000*
Property sales	**9,595,940**	12,011,259
Hotel operations	**130,467**	124,138
Project management	**100,677**	85,989
Property rental income	**52,580**	56,976
Design and decoration	**283,685**	227,904
Sales of construction materials	**22,507**	45,933
Other business	**28,139**	48,613
	10,213,995	12,600,812

An analysis of the Group's revenue and results by reportable and operating segments for the period under review is as follows:

	Property development *RMB'000*	**Hotel operations** *RMB'000*	**Property investment** *RMB'000*	**Others** *RMB'000*	**Total** *RMB'000*
Six months ended 30 June 2013					
External revenue	**9,595,940**	**130,467**	**52,580**	**435,008**	**10,213,995**
Inter-segment revenue	**–**	**3,016**	**247**	**570,310**	**573,573**
Total segment revenue	**9,595,940**	**133,483**	**52,827**	**1,005,318**	**10,787,568**
Segment results	**2,739,319**	**(29,674)**	**(4,395)**	**9,476**	**2,714,726**
Unallocated administrative expenses					**(8,949)**
Unallocated other income					**10,994**
Unallocated finance costs					**(167,902)**
Fair value changes on cross currency swaps					**(32,950)**
Unallocated taxation					**(59,983)**
Profit for the period					**2,455,936**

	Property development *RMB'000*	Hotel operations *RMB'000*	Property investment *RMB'000*	Others *RMB'000*	Total *RMB'000*
Six months ended 30 June 2012					
External revenue	12,011,259	124,138	56,976	408,439	12,600,812
Inter-segment revenue	–	6,902	198	180,483	187,583
Total segment revenue	12,011,259	131,040	57,174	588,922	12,788,395
Segment results	2,196,610	12,604	(12,105)	16,566	2,213,675
Unallocated administrative expenses					(11,328)
Unallocated other income					33,058
Unallocated finance costs					(37,582)
Fair value changes on trust-related financial derivatives					82,520
Unallocated taxation					(20,099)
Profit for the period					2,260,244

The following is an analysis of the Group's assets and liabilities by reportable segment:

Segment assets

	As at 30 June 2013 *RMB'000*	As at 31 December 2012 *RMB'000*
Property development	**103,634,028**	97,895,112
Hotel operations	**4,198,675**	2,951,674
Property investment	**1,786,575**	1,784,857
Others	**2,195,300**	2,721,404
Total segment assets	**111,814,578**	105,353,047
Unallocated	**5,765,133**	2,354,249
Consolidated assets	**117,579,711**	107,707,296

Segment liabilities

	As at 30 June 2013 *RMB'000*	As at 31 December 2012 *RMB'000*
Property development	**75,863,633**	73,911,205
Hotel operations	**110,308**	180,623
Property investment	**1,056,466**	1,091,446
Others	**2,961,414**	4,230,237
Total segment liabilities	**79,991,821**	79,413,511
Unallocated	**8,758,712**	805,710
Consolidated liabilities	**88,750,533**	80,219,221

4. OTHER INCOME

	Six months ended 30 June	
	2013 *RMB'000*	2012 *RMB'000*
Interest income	**328,654**	324,020
Net foreign exchange gains	**17,734**	–
Government grants	**600**	30,273
Trust income	**–**	130,769
Others	**30,378**	20,944
	377,366	506,006

5. TAXATION

	Six months ended 30 June	
	2013	2012
	RMB'000	*RMB'000*
Current tax:		
PRC Enterprise Income Tax ("EIT")	**733,915**	767,500
PRC Land Appreciation Tax ("LAT")	**471,758**	731,013
	1,205,673	1,498,513
Deferred tax:		
Current period	**(41,742)**	(78,633)
	1,163,931	1,419,880

PRC EIT is recognised based on management's best estimate of the annual income tax rate expected for the full financial year, which is 25%. All PRC subsidiaries are subject to EIT levied at a rate of 25% (2012: 25%).

In addition, the Law of the People's Republic of China on Enterprise Income Tax (the "EIT Law") provides that qualified dividend income between two resident enterprises that have a direct investment relationship is exempted from income tax. Otherwise, such dividends will be subject to a 5% or 10% withholding tax under the EIT Law. A 10% withholding tax rate is applicable to the Group.

No provision for income tax has been made for the Company and its subsidiaries incorporated in Hong Kong as they have no assessable profits derived from Hong Kong.

For the six months ended 30 June 2013, the Group has estimated and made a provision for LAT in the amount of RMB471,758,000 (for the six months ended 30 June 2012: RMB731,013,000) according to the requirements set forth in the relevant PRC tax laws and regulations. The actual LAT liabilities are subject to the determination by the tax authorities upon completion of the property development projects and the tax authorities might disagree with the basis on which the provision for LAT is calculated.

6. EARNINGS PER SHARE

The calculation of the basic and diluted earnings per share attributable to the owners of the Company is based on the following data:

Earnings

	Six months ended 30 June	
	2013	2012
	RMB'000	*RMB'000*
Profit for the period attributable to the owners of the Company	**1,854,924**	1,811,498
Distribution related to Convertible Securities	**(91,404)**	–
Earnings for the purpose of basic earnings per share	**1,763,520**	1,811,498
Effect of dilutive potential ordinary shares:		
Interest on the 2007 Convertible Bonds	**–**	3,259
Distribution related to Convertible Securities	**91,404**	–
Earnings for the purpose of diluted earnings per share	**1,854,924**	1,814,757

Number of shares

	Six months ended 30 June	
	2013	2012
Weighted average number of ordinary shares for the purpose of basic earnings per share	**2,152,537,013**	1,667,409,986
Effect of dilutive potential ordinary shares:		
Share options	**24,920,175**	12,079,725
The 2007 Convertible Bonds	**–**	6,234,677
Convertible Securities	**344,594,594**	–
Weighted average number of ordinary shares for the purpose of diluted earnings per share	**2,522,051,782**	1,685,724,388

7. DIVIDENDS

The Board has resolved not to declare any interim dividend for the six months ended 30 June 2013 (for the six months ended 30 June 2012: Nil).

8. TRADE AND OTHER RECEIVABLES, DEPOSITS AND PREPAYMENTS

	As at 30 June 2013	As at 31 December 2012
	RMB'000	*RMB'000*
Trade receivables	**383,342**	459,907
Other receivables	**2,811,668**	2,828,812
Prepayments and deposits	**1,073,317**	1,100,461
Consideration receivable from disposal of associates	**323,606**	323,606
	4,591,933	4,712,786

The Group allows an average credit period of 90 days to certain trade customers with good credit standing. The aged analysis of trade receivables is stated as follows:

	As at 30 June 2013	As at 31 December 2012
	RMB'000	*RMB'000*
Within 30 days	**66,733**	80,382
31–90 days	**27,290**	26,816
91–180 days	**57,843**	130,170
181–365 days	**87,194**	67,118
Over 365 days	**144,282**	155,421
	383,342	459,907

9. TRADE AND OTHER PAYABLES

	As at 30 June 2013 *RMB'000*	As at 31 December 2012 *RMB'000*
Trade payables	**9,868,174**	10,814,674
Other payables and accrued expenses	**7,218,363**	5,143,961
Consideration payable on acquisition of a subsidiary	**100,000**	–
	17,186,537	15,958,635

Trade payables principally comprise amounts outstanding for trade purchases and contractor payments. The aged analysis of trade payables is stated as follows:

	As at 30 June 2013 *RMB'000*	As at 31 December 2012 *RMB'000*
Within 30 days	**3,031,939**	6,107,937
31–90 days	**3,028,374**	1,933,377
91–180 days	**582,063**	1,304,746
181–365 days	**2,411,018**	870,156
Over 365 days	**814,780**	598,458
	9,868,174	10,814,674

MANAGEMENT DISCUSSION AND ANALYSIS

OPERATIONAL AND MANAGEMENT REVIEW

Financial Overview

For the six months ended 30 June 2013, the Group recorded a revenue of RMB10,214 million, representing a decrease of 18.9% compared to RMB12,601 million during the same period in 2012. The Group realized a net profit of RMB2,456 million, representing an increase of 8.7% compared to RMB2,260 million during the same period in 2012. The Group's net profit margin for the six months ended 30 June 2013 amounted to 24.0%, showing a significant improvement as compared to 17.9% during the same period in 2012. Profit attributable to owners of the Company amounted to RMB1,855 million, representing an increase of RMB44 million or 2.4% compared to RMB1,811 million during the same period in 2012. However, after deduction of the net gains from acquisitions and disposals, and effects from fair value adjustment of derivative instruments, the core profit attributable to owners of the Company amounted to RMB1,620 million, which represents an increase of RMB265 million or 19.6% compared to RMB1,355 million during the same period in 2012. The core profit margin attributable to owners of the Company achieved 15.9%, showing a promising improvement as compared to 10.8% during the same period in 2012. During this period, the Company achieved basic earnings per share of RMB0.82, representing a 24.8% decrease compared to RMB1.09 during the same period in 2012, primarily due to the increase in the weighted average number of ordinary shares following the placing of approximately 490 million new shares to a wholly-owned subsidiary of The Wharf (Holdings) Limited (Stock Code: 00004.HK) ("Wharf") in 2012.

Consecutive No.1 in Resident Satisfaction

Since 2007, China Index Research Institute has conducted the China Urban Resident Satisfaction Survey for seven consecutive years. The 2013 China Real Estate Customer Satisfaction Survey (2013年中國房地產顧客滿意度調查) conducted in 16 cities, namely Beijing, Shanghai, Guangzhou, Shenzhen, Tianjin, Chongqing, Hangzhou, Suzhou, Nanjing, Qingdao, Ningbo, Wuhan, Shenyang, Changsha, Chengdu and Nanchang. The objective of such survey is to conduct a complete assessment on real estate consumers' satisfaction, to develop standard of service that satisfies real estate consumers, to enhance the service quality of enterprises, to improve operating efficiency of enterprises, to establish a good real estate purchase environment and to promote a greater overall level of satisfaction. Greentown was ranked no.1 in terms of resident satisfaction in several cities where it has a presence, such as Beijing, Shanghai, Hangzhou, Ningbo, Qingdao, Changsha etc, and therefore realized improvement on both products and services.

Intensified Sales Reform Efforts

In 2013, we have further deepened the transformation of our sales model through diversification of marketing tools, such as sphere marketing, experience marketing, and event marketing. This has changed the past sales model from mainly on-site reception, introduction and sharing to an active sales model that involves soliciting and servicing customers pro-actively. Whilst gaining new customers, the Group also strengthens its relationships with existing customers and residents, which in turn enhances the success rate of referrals. With respect to some major projects, we will be developing a nationwide sales network, and actively relocating internal staff and social network so as to expand our marketing efforts to a wider coverage.

As we are also dedicated to developing an outstanding and experienced team of sales agents, we have, in the first half of 2013, expanded the team of sales agents, reinforced training that focuses on professional quality and sales techniques, strengthened efforts on efficiency assessments, and maximized motivation for our sale agents. As a result, the overall quality and efficiency of the sales team has been further improved to a higher level.

Pre-sales in the First Half of 2013

The performance of the Group in the first half of 2013 was satisfactory. During this period, Greentown Group (including Greentown China Holdings Limited, its subsidiaries and its joint ventures and associates) had sold 1.51 million sqm of properties with a sales amount of RMB32.5 billion (including agreement sales of RMB3.1 billion) representing an increase of 47.7% from RMB22 billion during the same period in 2012, representing a 59% completion of the annual sales target set at the beginning of 2013. Contract sales amount attributable to the Group amounted to RMB15.3 billion, with an overall average selling price of RMB20,395 per sqm, representing an increase of 8.8% as compared to RMB18,744 during the same period in 2012.

Details of the projects pre-sold during the first half of the year are as follows:

Project	**Contract Sales Area** *(sqm)*	**Contract Sales Amount** *(RMB million)*	**Average Selling Price** *(RMB/sqm)*
Hangzhou Sincere Garden	66,696	2,300	34,491
Hainan Clear Water Bay	65,861	1,678	25,476
Shanghai Rose Garden	18,377	1,614	87,807
Hangzhou Wulin No. 1	19,443	1,437	73,927
Jinan National Games Project	81,387	1,042	12,801
Hangzhou Bright Moon in Jiangnan	32,605	1,028	31,537
Hangzhou Xizi International	23,367	844	36,126
Shanghai Yulan Garden	19,187	828	43,138
Hangzhou Orchid Residence	13,550	670	49,417
Jinan Lily Garden	71,604	627	8,756
Suzhou Majestic Mansion	15,367	603	39,230
Dongying Ideal City	45,924	584	12,723
Hangzhou Idyllic Garden	25,087	584	23,282
Shaoxing Lily Garden	36,631	560	15,291
Others	907,826	15,029	16,555
Total	**1,442,912**	**29,428**	**20,395**

Off-Shore Bond Issuance

The Group takes a prudent approach in capital and financing management. It will take into account the economic development cycle and compare the advantages of various domestic and overseas financing channels, strike a balance between the pros and cons with an aim to maintaining reasonable borrowings and cash level as well as optimizing debt maturity profile continuously. Since 2012, the global capital markets have undergone an extraordinarily low interest rate environment which provided an opportunity for the Group to tap additional funding channels at lower costs.

While we strive to continuously improve our financial position, we also remain sensitive to overseas capital markets to ensure we capture the best financing opportunities. The Company issued a 5-year USD400 million senior notes in February 2013, another 5-year USD300 million senior notes in March 2013 and a 3-year RMB2.5 billion dim sum bonds in May 2013, and received positive responses from the market. Our senior notes, with the coupon rate decreased from 8.5% in February and March to 5.625% in May which represents the lowest coupon rate amongst the companies with the same credit rating, provided capital support to us and improved our debt maturity profile. This reflects investors' recognition in the market position of the Company and their confidence in our future development. After the successful execution of our financing plan in the first half of 2013, the Company has improved its short-term borrowing profile by achieving its target of maintaining more cash than debts that mature within one year. Meanwhile, a lower coupon rate would also reduce the Group's future finance expenses which will benefit the cost control and translate into a better profitability.

Upgrade in Credit Rating

Following the establishment of a long-term strategic partnership with the Wharf Group in Hong Kong and the establishment of the joint venture with Sunac China Holdings Limited (Stock Code: 01918.HK) ("Sunac") in mid-2012, our financial positions have shown continuous improvement, particularly in liquidity and debt profile. Further, leveraging on our prominent branding, product quality and market position as well as our timely adjusted sales strategies, we have also achieved remarkable growth in terms of contract sales. Accordingly, the Group was able to consecutively receive credit rating upgrades from two leading rating agencies, Moody's and Standard & Poor's, during the six months ended 30 June 2013. As such, Moody's upgraded our rating from Caa1 to B2 and Standard & Poor's from CCC+ to B. Subsequently, Standard & Poor's further upgraded the rating by two notches from B to BB- in August of this year. The upgrade in credit rating on the one hand reflects the overall improvement of the Group's financial positions, while on the other hand, this also creates favorable conditions for the Group in the global capital market for future financing.

Improvement in Corporate Governance

Since the introduction of Wharf as our strategic partner in June last year, we have maintained close communication with Wharf to actively explore the development models for the mainland market going forward. We have also leveraged on support from Wharf's venerable corporate culture and wealth of experience in corporate governance and management in demonstrating the function of each executive director, non-executive director and independent non-executive director. Through a good corporate governance structure, we strive to ensure the board decisions could maximize shareholders' interests. The Investment Committee also provides professional advice and support in project development and investment return. Furthermore, as the second largest shareholder of the Company and through its leadership and influence in the capital market, Wharf also helped the Company tap into overseas capital markets for financing.

Project Acquisition through Co-operation

The Sunac Greentown joint venture, Shanghai Sunac Greentown Investment Holding Co. Ltd., shares the same philosophy of both Greentown and Sunac in developing high-end properties in China. After a year of cooperation, both parties have gained a clearer understanding of each other's respective edges and complemented each other. It is expected that, through active expansion, the position and brand advantages of both parties in the Yangtze River Delta can be further strengthened. The Joint Venture successfully acquired two premium projects, Dynasty on the Bund in Shanghai and Jindu Golf Villa in Hangzhou during the first half of the year. The completion of these two acquisitions further enriched the current land bank reserve of the Company and enhanced the Company's earning prospect. It also provided the foundation for the Company to explore mergers and acquisitions as well as effective expansion in the future.

Land Bank Reserve

In the first half of the year, the Group added three parcels of quality land, representing a total site area of 384,000 sqm, as well as a total planned construction area of 1,320,000 sqm which translates into an average land cost of approximately RMB8,344 per sqm. As at 30 June 2013, the accumulated site area of the Group amounted to 21.16 million sqm, of which 11.52 million sqm was attributable to the Group. Total GFA amounted to 41.39 million sqm, of which 21.96 million sqm was attributable to the Group. Total saleable resources in our land bank reserve amounted to approximately RMB260.4 billion (including sold but not yet recognized amount of RMB82.4 billion), with the attributable amount of RMB135.5 billion (including sold but not yet recognized amount of RMB46.5 billion). The Company currently expects that there is sufficient land reserve for the Group's development over the next five years.

List of newly added lands:

Project	Cities	Equity Interest	Site Area *(000' sqm)*	Planned GFA *(000' sqm)*	Total Transaction Value *(RMB million)*	Land Cost per GFA *(RMB/sqm)*
Dynasty on the Bund	Shanghai	50%	111	675	7,996	11,854
Jindu Golf Villa*	Hangzhou	25%	214	526	1,200	4,562
Melodious Manor	Hangzhou	25%	59	123	645	8.120

* Total transaction amount of RMB1.2 billion is the consideration of 50% equity interest of the project acquired.

Outlook

The global economy remains volatile, and the drives for China's economic growth have gradually slowed down. Austerity measures on real estate market have become very common. Developers should pursue a steady and sustainable development path based on the industry layout in the future and its own edges. After several ups and downs in the industry, the Group has gained a more comprehensive insight into its position and future development. It will adhere to its core advantages to uphold prudent financing policies and sustainable development strategies, draw upon its strengths and consolidate and make use of its advantages and resources. Thus, the Group remains optimistic towards its future growth.

Service Provider for High-Quality Life

An outstanding property developer shall possess not only the ability to create high-quality living space but also the ability to design and implement product services. The real estate industry has developed into such a stage where first-class real estate enterprises in competition will gradually focus on services. The enterprise that is the first to provide more attentive services and show insight on the customers' needs will dominate new markets. Services will definitely determine the way forward in real estate industry. We have recognized such a trend and hope to upgrade our projects together with our services. Based on the existing community service system, we will establish an online services platform by leveraging on technological solutions such as internet data and cloud computing, so as to link up the community services (e.g. health, education, living etc.) and basic property services with our online platform, to fully integrate offline life and online virtual life and to create online and offline interactive communities. We will explore and respond to specific needs of all walks of life, for example, by developing property for the elderly or tourism real estate and building large-scale residential areas or low-density residential areas. We will focus on the elements of high-quality living, including safety, practicality, durability, comfort, harmony and sense of value (including living value and aesthetic value, etc.), and will transform ourselves from a first-class property developer into a service provider for high-quality urban life.

Develop Diversified Products

Best products come from design and quality control. The Company adheres to the principle of creating top quality Greentown products and pro-actively learning design concepts from excellent domestic and overseas products. To ensure that the product quality becomes the local benchmark, the Company will ensure a precise product positioning that meets market and consumer needs and focus on systematic, comprehensive and effective management procedures for planning and design.

The Company, on the basis of building high-end quality properties, will adhere to innovative development ideas, reasonably adjust its product structures, and continuously enrich its product types. On the one hand, the Company will accurately analyze the features of different markets through market research in order to ensure product positioning and develop more product types that satisfy the consumer demands of local markets. The Company will, on the other hand, increase the performance-cost ratio of the products by relying on its strengths in ideas, design, formation, etc. to integrate education, healthcare, service and other resources. The Company will, on the other hand, increase investments in projects that demonstrate knowledge and art and that also have vast market demands such as real estate for the elderly, tourism real estate, commercial and cultural complexes, etc., so as to create industry-leading diversified products.

Meticulous Internal Management

We will pursue the goal of "exquisite quality and steady operation", and endeavor to further enhance meticulous management in organizational structure, personnel quality, development paces, cost control and management and other aspects to improve our operation.

Firstly, we will establish a comprehensive personnel training system supported by a competitive remuneration and performance system, manage the personnel in the aspects of "selection, appointment, education and retention", and promote the overall development and growth of the team.

Secondly, we will continuously adjust and optimize the organizational structure, flatten the management structure, improve the efficiency and quality of the management in order to support further development of the Company.

Thirdly, we will promote project progress management, strengthen the monthly pre-view of the five milestones including construction permits, construction, sample houses, pre-sell permits and completion, and will speed up the pace of project development, increase sell-through ratio, and accelerate cash return cycle.

Fourthly, we will thoroughly carry out the idea of total-cost control, strengthen the training on total-cost control to all our personnel, demonstrate the role of the total-cost management committee; we will employ computerised techniques to implement the total-cost evaluation and monitoring mechanism, and establish and improve the total-cost control system.

Project Strategic Development

The Company will take a prudent approach in considering the strategic development of future projects and continue to adopt the core assets-light strategy of "brand output and management output". The Company will also reasonably utilize the social idle funds and real estate investment funds to broaden our funding channel, and make use of the leverage effect. This will reduce its financial risks while enhancing the efficiency of our equity funds usage and allocation, realizing substantive and sustainable development.

In addition, the Company will consider the geographical focus of future projects as a whole. In respect of the existing cities, the Company will continue leveraging on its brand, service and customer base to cement its leading position. In respect of new cities, the Company will research on the market size, industry dynamic and demographic structure of the local markets, and reduce its reliance on acquisitions of new land plots through competitive auction and listing as it did in the past. The Company will also take advantage of the industry consolidation to explore potential opportunities and discover under-valued land plots and to acquire high-quality projects through mergers and acquisitions at a reasonable price. The Company will also rely on its partners to further penetrate new markets and enter into regions where its partners have an absolute advantage in order to reduce development risks while maintaining sufficient land bank.

Further Optimizing the Debt Structure

In the first half of 2013, the Company has proactively explored in the offshore capital market and successfully issued three bonds, thereby improved its debt structure. In the second half of this year, the Company will maintain a positive and open attitude towards the capital markets. In accordance with specific market circumstances, it may increase its financing efforts whilst maintaining a reasonable debt level to further improve the existing debt structure. As at the date of this results announcement, with the Company's strong credit profile, the Company, together with Sunac, has completed a syndicated loan in an amount of USD400 million at an interest rate of LIBOR +3.88%. The loans will be applied towards the completion of the acquisition of Dynasty on the Bund. The Company has also obtained a three-year term loan in the amount of USD100 million from BOC International Holdings Limited at an interest rate of LIBOR +4%, which will be applied as general working capital. As part of stable operation, the Company will in the near future adhere to its financial system and standards, and maintain a reasonable debt ratio.

Projects Scheduled for Completion for the Second Half of the Year

In the second half of 2013, Greentown Group expects to commence construction of projects with a GFA of approximately 4.20 million sqm, of which 1.93 million sqm is attributable to the Group. In addition, it is expected that 30 projects (or phased projects) will be completed in the second half of 2013 with a GFA of 3.06 million sqm, of which 2.34 million sqm is attributable to the Group.

Projects scheduled for completion in the second half of 2013

Subsidiaries

Project	Phase	Equity Interest	Total GFA *(Sqm)*
Zhuji Greentown Plaza	Haitang Apartment, north area (partial)	60%	65,574
	Haitang Apartment, south area (partial)	60%	53,831
Zhoushan Changzhidao Project	I (partial)	96.875%	27,071
Zhoushan South Rose Garden and West Lot of Old Ocean College	South Rose Garden	100%	42,730
Zhengzhou Zhongmau Lily Garden	I (partial)	100%	52,430
Xintai Yulan Garden	I	70%	65,802
Xinjiang Lily Apartment	IV (partial)	50%	133,844
Hangzhou Idyllic Garden Fengheyuan	Fengheyuan	100%	97,581
Qingdao Ideal City	III (partial)	80%	79,137
	Sheraton Hotel	80%	54,480
Ningbo R&D Park	III	60%	110,599
Ningbo Crown Garden	III (partial)	60%	75,062
Lin’an Qingshan Lake Hongfengyuan	I	65%	27,469
Hefei Rose Garden	II (partial)	100%	94,443
	III (partial)	100%	11,835
Hangzhou Yunqi Rose Garden	I	51%	38,801
	IV	51%	6,381
Hangzhou Jade Garden	I	100%	149,282
Hangzhou Sincere Garden Zhengxin Yuan	Zhengxin Yuan	100%	144,925
Hangzhou Taohuayuan	X (partial)	64%	30,932
	XII (partial)	64%	13,106
Hangzhou Sapphire Mansion	IV	100%	64,491
	V, Hotel	100%	53,370
Hainan Clear Water Bay	Guanlan Yuan	51%	91,330
	Westin Hotel	51%	71,329
	New Moon Villa	51%	34,904
	Wentao Yuan	51%	22,319
	Tower 2 in Pinxia Yuan	51%	32,458
Deqing Yingxi Arcadia	I	100%	108,004
Sub-total			**1,853,520**

Joint Ventures / Associates

Project	Phase	Equity Interest	Total GFA *(sqm)*
Hangzhou Ocean Mansion	II (partial)	24.5%	110,309
Shaoxing Jade Garden	III	51%	5,848
	V	51%	19,010
Shaoxing Yulan Garden	II	35%	240,532
Lin'an Qingshan Lake Rose Garden	II (partial)	50%	7,787
Hangzhou Bright Moon in Jiangnan	I	55%	150,612
Taizhou Begonia Garden	I (partial)	10%	73,693
Jinan National Games Project	X (partial)	45%	181,923
	VIII (partial)	45%	7,424
Haining Lily New Town	Xinghui Yuan	50%	92,589
Fuyang Harmony Garden	I	40%	45,149
	II	40%	127,740
Hangzhou Xingqiao Purple Osmanthus Apartment	IV (partial)	35%	8,909
Suzhou Majestic Mansion	II	50%	133,592
Sub-total			**1,205,117**
Total			**3,058,637**

As at 30 June 2013, the sales revenue of Greentown Group that has not yet been recognized in the income statement amounted to RMB82.4 billion, of which RMB46.5 billion was attributable to the Group. The majority of these sales revenue is expected to be recognized gradually in the next two years. We are therefore optimistic about our earnings prospect.

FINANCIAL ANALYSIS

Revenue

The Group derives its revenue mainly from the sales of property, as well as from hotel operations, property rental, project management, sales of construction materials, and design and decoration.

During this period, the revenue recognized from property sales was RMB9,596 million, which accounted for 93.9% of the total revenue and represented a decrease of RMB2,415 million or 20.1% from RMB12,011 million during the same period in 2012. Such decrease was mainly due to the decrease in area sold and average selling price. The areas of properties sold that recognized for the period decreased by 13.0% to 646,503 sqm from 743,239 sqm of the same period in 2012. The average selling price of properties delivered during this period was RMB14,843 per sqm, representing a decrease of 8.1% from RMB16,160 per sqm during the same period in 2012.

The properties delivered during the first half of 2013 were as follows:

Project	Property Type	Area Sold *(sqm)*	Sales Revenue *(RMB million)*	% of Total	Average Selling Price *(RMB/sqm)*
Cixi Grace Garden	High-Rise Apartment	111,054	2,480	25.8%	22,331
Hangzhou Sapphire Mansion	High-Rise Apartment	22,408	1,279	13.3%	57,078
Qingdao Ideal City	High-Rise Apartment, Flat Mansion	138,079	972	10.1%	7,039
Huzhou Majestic Mansion	High-Rise Apartment, Villa	72,144	836	8.7%	11,588
Hangzhou Taohuayuan	Villa	14,692	529	5.5%	36,006
Zhengzhou Zhongmau Lily Garden	High-Rise Apartment	82,597	454	4.7%	5,497
Hangzhou Blue Patio	High-Rise Apartment	26,888	356	3.7%	13,240
Zhuji Greentown Plaza	High-Rise Apartment, Villa	17,514	346	3.6%	19,756
Shanghai Rose Garden	Villa	8,011	336	3.5%	41,942
Xintai Yulan Garden	High-Rise Apartment	51,386	314	3.3%	6,111
Dalian Deep Blue Centre	Serviced Apartment	17,127	209	2.2%	12,203
Changxing Plaza	High-Rise Apartment	6,855	203	2.1%	29,613
Others		77,748	1,282	13.5%	16,489
Total		**646,503**	**9,596**	**100.0%**	**14,843**

Note: Area sold includes above ground and underground areas.

During this period, projects in Hangzhou achieved sales revenue of RMB2,587 million, accounting for 27.0% of the property sales, ranking first. Project in Cixi achieved sales revenue of RMB2,480 million, accounting for 25.8% of the property sales, ranking second. Project in Shandong achieved sales revenue of RMB1,414 million, accounting for 14.7% of the property sales, ranking third.

During this period, sales revenue of apartments reached RMB7,744 million, accounting for 80.7% of the property sales. Sales revenue of villas reached RMB1,565 million, accounting for 16.3% of the property sales. Sales revenue of flat mansions reached RMB194 million, accounting for 2.0% of the property sales, and sales revenue of offices reached RMB93 million, accounting for 1.0% of the property sales.

During this period, the Group achieved revenue of RMB284 million from design and decoration, 24.6% higher than that of RMB228 million achieved during the same period in 2012. With the continuing expansion of our design and decoration business, the revenue from design and decoration is expected to increase in the future.

During this period, the Group's revenue from hotel operations was RMB130 million, representing an increase of 4.8% from RMB124 million during the same period in 2012. The increase was mainly due to the commencement of formal operations of Sheraton Qingdao Jiaozhou Resort Hotel in the second half of 2012.

During this period, the Group's rental income from investment properties was RMB53 million, which remained relatively stable as compared to RMB57 million during the same period in 2012, and was mainly attributable to the rental income of Oakwood Residence Beijing.

During this period, the Group's revenue from project management amounted to RMB101 million, representing an increase of 17.4% from RMB86 million during the same period in 2012, and was mainly attributable to construction income of Greentown Construction Management Co., Ltd., a subsidiary of the Company.

Gross Profit Margin from Property Sales

During this period, the Group's gross profit from property sales was RMB2,849 million and the gross profit margin from property sales was 29.7%, slightly higher than 26.5% during the same period in 2012. Among the properties delivered during this period, the Hangzhou Sapphire Mansion project which was high-end and refined high-rise apartment and accounted for 13.3% of the total delivered properties, realized a gross profit margin of 47.1%, and to a certain extent increased the gross profit margin. In the meanwhile, the gross profit margin during this period was also affected to a certain extent by the project of Qingdao Ideal City, which accounted for 10.1% of the total delivered properties. This project comprises mainly affordable housing and high-rise apartment. Due to the restrictions imposed by the local government on the selling price of affordable housing units, as well as the local macro control measures on the real estate industry, the selling price of this project was relative low while the cost is high due to the high-end and refined high-rise apartments, as a result, this project only achieved a gross profit margin of 9.1%.

Other Income

Other income mainly included interest income, net foreign exchange gains and government grants. During this period, the Group realized other income of RMB377 million, which was RMB129 million lower than RMB506 million during the same period in 2012, mainly due to the trust income of RMB131 million received during the same period in 2012. After deducting such effect, other income for the six months ended 30 June 2013 remained stable as compared to that of the same period in 2012.

During this period, the Group's interest income amounted to RMB329 million, in line with RMB324 million during the same period in 2012.

Selling and Administrative Expenses

During this period, the Group's selling and administrative expenses was RMB1,006 million, representing an increase of 19.1% as compared to RMB845 million during the same period in 2012.

Human resource cost, which is the largest expense item within selling and administrative expenses, amounted to RMB350 million during this period, generally in line with RMB353 million during the same period in 2012. During this period, expenses in advertising, sales and marketing was RMB223 million (during the same period in 2012: RMB126 million), accounting for 1.7% of the Group's property pre-sales (during the same period in 2012: 1.0%), representing a slight increase. Among the expenses, sales agency expenses, mainly commission paid to sales agents, was RMB82 million (during the same period in 2012: RMB30 million). In 2012, after the adoption of new sales model by the Group, project salesforce transitioned into sales agents, and we ensured that internal staff and third-party intermediaries resources would be fully mobilized to maximize sales performance. During this period, the daily operating expenses was RMB277 million (during the same period in 2012: RMB257 million), representing a growth of 7.8%, mainly due to the slight increase of basic expenses including office expenses, travel expenses, utilities fees and property management fees, rental fees, entertainment expenses, etc.

Finance Costs

During this period, interest expenses recorded in the statement of income was RMB266 million (during the same period in 2012: RMB272 million). The total interest expenses during this period was RMB995 million, representing a decrease of 53.6% from RMB2,143 million during the same period in 2012, mainly due to the repayment in succession of various trusts and bank borrowings and the decrease in the weighted average use of funds. During this period, the capitalized interest was RMB729 million, at a capitalization rate of 73.3%, lower than the capitalization rate of 87.3% during the same period in 2012. It was mainly due to the fact that the decrease in total interest expenses during this period did not result in a proportionate decrease in the non-capitalized portion of such total interest expenses which are attributable to funds used by completed properties. In addition, the capitalization rate was also affected to a certain extent by the fact that we cannot use the fund raised offshore directly to domestic projects by means of debt borrowings.

Share of Results of Joint Ventures and Associates

During this period, the Group's share of results of joint ventures and associates was RMB685 million, representing an increase of RMB427 million or 165.5% from RMB258 million during the same period in 2012, mainly due to more properties delivered during this period. During this period, sales revenue from properties carried forward by joint ventures and associates was RMB13,221 million, representing an increase of 4.3 times from RMB2,477 million during the same period in 2012, mainly due to sold areas increased by 108.0% from 249,096 sqm during the same period in 2012 to 518,173 sqm and the average selling price increased by 156.6% from RMB9,944 per sqm during the same period in 2012 to RMB25,515 per sqm. During this period, the gross profit margin of property sales delivered was 23.4%, representing a decrease compared with 39.6% during the same period in 2012. It was mainly because the gross profit margin of Shanghai Yulan Garden (which accounted for 14.2%) and Suzhou Majestic Mansion (which accounted for 7.6%), both of which had higher land cost, was only 8.7% and 13.4%, respectively. But among the projects delivered during the same period in 2012, Haining Lily New Town, which accounted for 63.1% and comprised of high-rise apartments and flat mansions, realized a gross profit margin of 47.7% and drove the gross profit margin in property sales during the same period in 2012 to a substantial extent.

Properties delivered by joint ventures and associates during the first half of 2013 were as follows:

Project	Property Type	Area Sold *(sqm)*	Sales Revenue *(RMB million)*	% of Total	Average Selling Price *(RMB/sqm)*
Hangzhou Sincere Garden Mingliyuan	High-Rise Apartment	84,028	2,333	17.6%	27,765
Shanghai Yulan Garden	High-Rise Apartment, Flat Mansion	53,063	1,874	14.2%	35,317
Hangzhou Sincere Garden Shouchunyuan	High-Rise Apartment	55,241	1,668	12.6%	30,195
Lishui Beautiful Spring River	High-Rise Apartment	102,161	1,419	10.7%	13,890
Shanghai Bund No. 8	Office	15,871	1,148	8.7%	72,333
Jinan National Games Project	Low-Rise Apartment, High-Rise Apartment	67,423	1,060	8.0%	15,722
Hangzhou Ocean Mansion	High-Rise Apartment	33,451	1,007	7.6%	30,104
Suzhou Majestic Mansion	Flat Mansion, Villa	20,537	1,000	7.6%	48,693
Shanghai Bund House	High-Rise Apartment	5,835	459	3.5%	78,663
Others		80,563	1,253	9.5%	15,553
Total		**518,173**	**13,221**	**100.0%**	**25,515**

Note: Area sold includes above ground and underground areas.

Tax Expense

During this period, tax expenses included the LAT of RMB472 million (during the same period in 2012: RMB731 million) and enterprise income tax of RMB692 million (during the same period in 2012: RMB689 million). During this period, the effective enterprise income tax rate was 28.1% (excluding share of results of joint ventures and associates), higher than the statutory tax rate of 25.0%, which was mainly attributable to withholding tax on dividend, the unrecognized deferred tax assets of the losses of certain subsidiaries which have not yet commenced pre-sale and certain overseas subsidiaries, and the tax effect of non-deductible expenses.

Pre-sale Deposits

Pre-sale deposits represent the amounts received from the pre-sale of properties. The amounts will be recognized as sales revenue upon delivery of properties. As at 30 June 2013, the balance of presale deposits of the Group was RMB30,372 million, representing an increase of RMB1,524 million or 5.3% from RMB28,848 million as at 31 December 2012. The balance of pre-sale deposits of joint ventures and associates was RMB39,474 million, representing an increase of RMB2,962 million or 8.1% from RMB36,512 million as at 31 December 2012.

Gain Relating to a Newly Acquired Joint Venture

On 16 April 2013, Shanghai Greentown Woods Golf Villas Development Co., Ltd. ("Greentown Woods"), a subsidiary of the Company, entered into an equity transfer agreement with Jindu Real Estate Group Co., Ltd. ("Jindu Real Estate"), pursuant to which, Jindu Real Estate transfered its 50% equity and entire creditor's right owed by Zhejiang Jinying Realty Co., Ltd. ("Zhejiang Jinying") to Greentown Woods at the consideration of RMB1,200 million. Zhejiang Jinying owns and is the developer of the project of Jindu Golf Villa. The acquisition enables Greentown Woods to generate a gain of RMB704 million, increasing the profit attributable to the owners of the Company by RMB268 million.

Financial Resources and Liquidity

As at 30 June 2013, the Group had bank balances and cash (including pledged bank deposits) of RMB10,392 million (as at 31 December 2012: RMB7,898 million), and total borrowings amounted to RMB24,652 million (as at 31 December 2012: RMB21,373 million). Net gearing ratio (measured by net borrowings over net assets) was 49.5%, representing a substantial decrease from 93.5% as at 30 June 2012 and continued to maintain at a low level which was in line with 49.0% as at 31 December 2012.

Among the total borrowings of RMB24,652 million, borrowings with maturity of within one year amounted to RMB7,701 million and borrowings with maturity of after one year amounted to RMB16,951 million, accounting for 31.2% and 68.8% respectively of total borrowings. Among the total borrowings of RMB21,373 million as at 31 December 2012, borrowings with maturity of within one year amounted to RMB15,255 million and borrowings with maturity of after one year amounted to RMB6,118 million, accounting for 71.4% and 28.6%, respectively. The debt structure has been improved while the bank balances and cash is sufficient to cover borrowings with maturity of within one year.

Risks of Foreign Exchange Fluctuation

The principal place of operation of the Group is PRC, and the majority of the income and expenditure were transacted in Renminbi. As the Group has deposits, borrowings and amounts due from third parties denominated in foreign currencies, and the senior notes issued in 2006, the USD 400 million senior notes and USD 300 million senior notes issued in 2013 were denominated in US dollars, the Group is exposed to exchange rate risk. However, the Group's operating cash flow and liquidity is not subject to significant influence from fluctuations in exchange rates. The Group did not enter into any foreign currency hedging arrangements as at 30 June 2013.

Financial Guarantees

The Group provided financial guarantees to banks for mortgage facilities granted to buyers of the Group's properties. As at 30 June 2013, such financial guarantees amounted to RMB17,731 million (as at 31 December 2012: RMB17,144 million).

Pledge of Assets

As at 30 June 2013, the Group pledged buildings, hotels, construction in progress, prepaid lease payment, investment properties, properties for development, properties under development, completed properties for sale, pledged bank deposits, interests in joint ventures and interests in associates, with an aggregate carrying value of RMB20,405 million (as at 31 December 2012: RMB24,848 million) to secure general credit facilities granted by banks and other financial institutions to the Group.

Capital Commitments

As at 30 June 2013, the Group had contracted, but not provided for, capital expenditure commitments of RMB13,002 million (as at 31 December 2012: RMB15,276 million) in respect of properties for development, properties under development and construction in progress.

Capital Expenditure Plan

In consideration of the complex and highly uncertain economic environment, the Group takes a prudent approach towards the use of funds to ensure the safety of the capital chain. Currently, no material capital expenditure plan has been proposed for the second half of 2013.

PURCHASE, SALE OR REDEMPTION OF THE LISTED SECURITIES OF THE COMPANY

The Company issued a 5-year USD400 million senior notes pursuant to a purchase agreement dated 28 January 2013, another 5-year USD300 million senior notes pursuant to a purchase agreement dated 26 March 2013, and a 3-year RMB2.5 billion senior notes pursuant to a purchase agreement dated 6 May 2013. All these senior notes are listed on The Stock Exchange of Hong Kong Limited (the "Stock Exchange"). During the Reporting Period, the Company issued an aggregate of 11,463,500 shares (representing 0.5% of the total issued shares of the Company as at 30 June 2013) pursuant to the exercise of certain share options granted to the directors and employees under the share option scheme of the Company. Save as aforesaid, neither the Company nor any of its subsidiaries purchased, sold or redeemed any of the Company's listed securities during the Reporting Period.

HUMAN RESOURCES

As at 30 June 2013, the Group employed a total of 5,372 employees (as at 31 December 2012: 4,670). Employees were remunerated on the basis of their performance, experience and prevailing industry practices. The Group's remuneration policies and packages were reviewed by the remuneration committee and the Board on a regular basis. As an incentive for employees, bonuses, cash awards and share options may also be given to employees based on individual performance evaluation.

CORPORATE GOVERNANCE CODE

In the opinion of the Board, the Company had complied with the requirements of all the applicable code provisions set out in the Corporate Governance Code and Corporate Governance Report under Appendix 14 to the Listing Rules throughout the Reporting Period.

COMPLIANCE WITH THE MODEL CODE OF THE LISTING RULES

The Company has adopted the Model Code for Securities Transactions by Directors of Listed Issuers set out in Appendix 10 to the Listing Rules (the "Model Code") as the Company's code for dealing in securities of the Company by the Directors. After specific enquiry, all Directors confirmed that they have complied with the Model Code throughout the six months ended 30 June 2013. Relevant employees who are likely to be in possession of unpublished inside information of the Group are also subject to compliance with written guidelines on same terms as the Model Code.

AUDIT COMMITTEE

The Audit Committee held two meetings during the Reporting Period, and all committee members attended the meeting. The Audit Committee has reviewed the accounting policies and critical accounting estimates and assumptions adopted by the Group. The audit objectives and the scope of the internal audit department of the Group were also discussed during the meeting.

REVIEW OF INTERIM RESULTS

This interim results announcement for the Reporting Period has been reviewed by the Audit Committee and approved by the Board.

The auditor of the Company, Deloitte Touche Tohmatsu ("DTT"), has performed a review in accordance with Hong Kong Standard on Review Engagements 2410 "Review of Interim Financial Information Performed by the Independent Auditor of the Entity" on the interim financial information of the Group for the Reporting Period prepared in accordance with International Accounting Standard 34 "Interim Financial Reporting", and a review report dated 23 August 2013 was issued by DTT.

INVESTMENT COMMITTEE

Pursuant to the subscription agreement entered into with the Wharf Group on 8 June 2012, the Company has established an Investment Committee and appointed three members, namely Mr Song Weiping, Mr Shou Bainian and Mr Ng Tin Hoi, Stephen (being the representative of Wharf), for the purpose of providing guidance and supervision to the Group with respect to investment matters. Any acquisition of land or investment in any property development project to be carried out by the Group shall be submitted to the Investment Committee for consideration. For so long as the net gearing ratio of the Company is 100% or above, a written consent is required to be obtained from the representative of Wharf.

INTERIM DIVIDEND

The Board has resolved not to declare any interim dividend for the six months ended 30 June 2013 (for the six months ended 30 June 2012: Nil).

PUBLICATION OF INTERIM REPORT

The full text of the Company's 2013 Interim Report will be sent to the shareholders of the Company and posted on the websites of the Stock Exchange (www.hkexnews.hk) and the Company (www.chinagreentown.com) respectively in due course.

FORWARD LOOKING STATEMENTS

This announcement includes forward-looking statements. These forward-looking statements can be identified by the use of forward-looking terminology, including the terms "believe", "estimate", "anticipate", "expect", "intend", "may", "will" or "should" (or of similar nature) or, in each case, their negative, or other variations or similar terminologies. These forward-looking statements include all matters that are not historical facts. They appear in a number of places throughout this announcement and include statements regarding our current intentions, beliefs or current expectations concerning, among other things, our results of operations, financial condition, liquidity, prospects and growth strategies, and the industry in which Greentown Group operates.

By their nature, forward-looking statements involve risks and uncertainties because they relate to events and depend on circumstances that may or may not occur in the future. We caution you that forward-looking statements are not guarantees of future performance and that our actual results of operations, financial condition and liquidity, and the development of the industry in which Greentown Group operates may differ materially from those made in, or suggested by, the forward-looking statements contained in this announcement. In addition, even if our results of operations, financial condition and liquidity, and the development of the industry in which Greentown Group operates are consistent with the forward-looking statements contained in this announcement, those results or developments may not be indicative of results or developments in subsequent periods.

APPRECIATION

The Board would like to take this opportunity to express gratitude to our shareholders, customers, suppliers, banks, professional parties and employees for their continuous patronage and support.

By Order of the Board
Greentown China Holdings Limited
Song Weiping
Chairman

Hangzhou, the PRC
23 August 2013

As at the date of this announcement, the Board comprises five executive directors, namely Mr Song Weiping, Mr Shou Bainian, Mr Luo Zhaoming, Mr Guo Jiafeng and Mr Cao Zhounan, two non-executive directors, namely, Mr Ng Tin Hoi, Stephen and Mr Tsui Yiu Cheung and six independent non-executive directors, namely Mr Jia Shenghua, Mr Jiang Wei, Mr Ke Huanzhang, Mr Sze Tsai Ping, Michael, Mr Tang Shiding and Mr Hui Wan Fai.