[For Immediate Release**]**

Greentown China Holds 2026 Interim Results Presentation

Strengthening Foundations for Steady Progress

(26 August 2026 – Hong Kong SAR) **Greentown China Holdings Limited** (“Greentown China” or the “Company”; Stock code: 3900.HK) announced its 2026 interim results on 25 August and held its interim results presentation on 26 August. During the presentation, investors, analysts, and the media engaged in discussions with Greentown China's management on key topics, including the Company's development strategy, investment planning, financing, marketing strategies, and product innovation.

△ Greentown China’s 2026 Interim Results Presentation

In the first half of 2026, the Company generated revenue of RMB39.481 billion, with profit attributable to owners of the Company reaching RMB82 million. As at 30 June 2026, bank deposits and cash totalled approximately RMB61.865 billion. The debt structure continued to improve, with short-term debt accounting for 23.2%, laying a solid and steady financial foundation.

Mr. ZHAO Hui, Chairman and Chief Executive Officer of Greentown China, stated: “In the first half of the Year, the Company withstood pressure and maintained stable fundamentals, with steady performance across sales, investment and finance. The industry has now entered a new stage in which value and product quality are key to success, and the short-term fluctuation in profit reflects our strategic decision to proactively accelerate inventory clearance. In the second half of the year, the Company will safeguard the bottom line of cash flow security, maintain strict investment discipline, reinforce its strengths in product delivery, strengthen project management as its second growth driver, and steadily advance ‘Strategy 2030’. We will reward shareholders through prudent operations and serve customers with quality products.”

△ Speech from Mr. ZHAO Hui, Chairman and Chief Executive Officer of Greentown China

Precise Marketing and Strong Sell-through

In the first half of 2026, the Greentown Group recorded a total contracted sales amount of approximately RMB94.7 billion, ranking 4th in the industry. Of which, self-investment projects contributed a contracted sales amount of approximately RMB60.2 billion (of which approximately RMB40.7 billion was attributable to the Greentown Group), both ranking 6^{th} nationwide. The cash collection rate of self-investment projects reached 101%, and the average selling price was approximately RMB33,125 per sqm, maintaining a relatively high level in the industry. Projects under project management recorded sales amount of approximately RMB34.5 billion.

Greentown China continued to consolidate its leading market share position in core cities, ranking first in 9 cities including Suzhou, Xi'an, Changsha and Ningbo, representing an increase of 4 cities as compared with 2025, and ranking among the Top10 in another 9 cities including Shanghai, Hangzhou and Nanjing. The sales structure remained focused, with sales amount from first- and second-tier cities accounting for 83%. Through precise project-launch strategies, multiple projects achieved sales breakthroughs in the first half of the year. Meanwhile, the Company continued to tackle the destocking of existing inventory, completing destocking of approximately RMB9.77 billion inventory from 2021 and prior years, exceeding its half-year destocking target.

Focused Investment and Optimized Land Reserves

Against the backdrop of contracting land supply and intensifying competition for core land parcels, Greentown China strictly upheld the bottom line of investment security, adhered to the investment principle of "success in every project", and prudently expanded high-quality projects. In the first half of the year, the Company acquired 22 new land parcels with a saleable area of approximately 1.15 million sqm. The newly-added saleable value was estimated to reach RMB45.9 billion, ranking 4th in the industry. Of which, the saleable value from first- and second-tier cities accounted for 94%, representing an increase of 6 percentage points year-on-year. Newly-added saleable value in Beijing, Shanghai, and Hangzhou was approximately RMB32.4 billion, accounting for 71% of the total. The average attributable ratio of newly-added projects increased significantly by 12 percentage points as compared with the end of 2025 to 81%.

Benefiting from precise investment strategies and strict discipline over the past two years, Greentown's total land reserves have become more focused, with a secure structure. As of the end of June, the Company had a total of 149 land reserve projects, with a total GFA of approximately 22.89 million sqm and an attributable GFA of approximately 14.34 million sqm. The total saleable area was approximately 15.17 million sqm, with an attributable saleable area of approximately 9.27 million sqm. The average land cost per GFA was approximately RMB8,438 per sqm. The saleable value in first- and second-tier cities accounted for approximately 82%, and the Yangtze River Delta region accounted for approximately 67%.

Exquisite Craftsmanship to Deliver Good Houses

Taking the development of "Good Houses" as the driver and continuing to consolidate its industry benchmarking strength, Greentown China took "Green-style construction site observation" activities as a vehicle, and through full-dimensional real scenery display areas and precision sample units, strengthened the application of "Good Houses" technologies across the Group, achieving a 100% application rate of "Good Houses" technologies in newly acquired projects in the first half of the year. Meanwhile, it launched a modular R&D system, realizing the reuse of product modules and enhancing quality and efficiency.

In terms of cost control, the Company advanced precise cost control and enhanced efficiency through centralized procurement. Before investment, it consolidated the cost foundation to enhance investment competitiveness; after investment, it precisely controlled construction costs, strengthened project management, and achieved a 95% application rate of centralized procurement, realizing scaled cost reduction across the full chain.

In the first half of the year, the self-investment and project management segments delivered a total of 81 projects, covering a total area of approximately 7.60 million sqm and approximately 37,000 households delivered, and was honored as "Top10 Chinese Real Estate Enterprises by Delivery Capacity (2nd place)". According to a survey by China Index Academy, Greentown's overall customer satisfaction scored 93.3 points, ranking first in 16 cities; and customer loyalty reached 89.1%, ranking first in 12 cities.

Sound Financials and Smooth Financing Channels

Benefiting from a solid financial foundation, shareholder background and resource synergy advantages, Greentown China continued to secure robust support from financial institutions, maintaining smooth financing channels. As at the end of June, the weighted average interest cost of total borrowings decreased by 40 bps to 3.2% as compared to 3.6% for the corresponding period of 2025.

In terms of onshore financing, the Company cumulatively issued four tranches of bonds in the primary market totaling RMB4.0 billion, with the issuance rates of 3-year bonds at historically low levels. In the secondary market, as at 30 June 2026, cumulative bond repurchases amounted to RMB3.76 billion. Over the past year, the yields of the Company’s 3-year bonds declined substantially, with overall valuations remaining steady.

In terms of offshore financing, Greentown China successfully issued 3-year US$300 million senior notes, with the maximum order book exceeding US$1.8 billion and final pricing narrowed by 50bps, becoming the first high-yield bond transaction in Asia since September 2025 with a new-issue cost lower than the secondary-market yield at the time of issuance. During the Period, the Company continued to optimize its debt structure, with offshore debts accounting for approximately 13.5%, representing a decrease of 1.2 percentage points as compared with the end of 2025.

Leading Project Management and Steady Progress

Greentown Management Holdings Company Limited (“Greentown Management”, Stock code: 9979.HK), a subsidiary of the Company, continued to consolidate its leading position in the project management industry. During the Period, Greentown Management was awarded the “Three-star Enterprise under the Comprehensive Capability Evaluation for Project Management Companies” by the China Real Estate Association and the “Top 1 of Leading Enterprises in China's Real Estate Project Management Operation” by China Index Academy, among other honors.

In the first half of 2026, Greentown Management achieved revenue of

RMB1,466 million, representing a year-on-year increase of 7%, and net profit attributable to owners of the company of RMB271 million, representing a year-on-year increase of 6%. During the Period, the newly contracted project management area was approximately 13.52 million sqm, and high-quality delivery amounted to approximately 5.456 million sqm for over 27,000 households, with core operating indicators continuing to maintain industry-leading levels.

Segment Synergy Empowering the Core Business

The "Greentown+" segment continued to leverage its industrial ecosystem synergy advantages. In the living technology business, 61 projects were delivered in the first half of the year, and achieved quality delivery at Hangzhou Xiaofeng Langyue, the first general contracting construction project in Zhejiang. In commercial operations, the Company acquired two asset-light long-term rental apartment operation projects, with asset-light expansion beginning to bear fruit, and ranked first in customer satisfaction among property-backed hotel management groups for 18 consecutive months.

The health and wellness business newly acquired 5 consulting and entrusted operation projects in Quzhou, Taizhou, and Foshan. In town operations business, 1 industrial service project was contracted, over 200 IP events were held, and honors such as "2026 Outstanding Enterprise in Comprehensive Industrial Operation" were received.

Strengthening Foundations and Achieving Steady and Long-term Development

Looking ahead to the second half of 2026, a full market recovery still faces pressure. Faced with the industry's continued adjustment and mounting competitive pressure, Greentown China will further strengthen its comparative advantages. Leveraging central SOE backing and market-oriented mechanisms, and armed with a clear development strategy and robust execution capacity, it will sustain leading product strength and customer satisfaction to seize development opportunities amid the industry's recovery.

In the second half of 2026, the saleable value of self-investment projects of the

Group is approximately RMB125.6 billion (excluding the value of projects newly acquired after August 2026 that could be launched within the year), with a saleable area of approximately 4.39 million sqm; benefiting from continued deep cultivation in high-tier core cities, the structure of saleable resources is safe and steady. As at 30 June 2026, the accumulated unbooked sales amounted to approximately RMB166.9 billion (of which the attributable amount is approximately RMB105.1 billion).

Anchored to the goals of “Strategy 2030”, Greentown China will continue to balance development, profitability and safety, deepen its dual-track development model combining asset-light and asset-heavy approaches, and uphold “good houses” and “good services” as its foundation, safeguarded by healthy cash flow. The Company will persist in advancing comprehensive quality development, creating long-term value for employees, customers, shareholders and society.

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About Greentown China Holdings Limited

Greentown China Holdings Limited is a leading quality property developer and integrated living services provider in China. It maintains a leadership position in the industry through superior product quality, distinctive architectural aesthetics and people-oriented services.

Upholding the development strategy of “quality first”, Greentown China has successively introduced strategic shareholders such as Wharf Holdings and China Communications Construction Group, and developed the upstream and downstream of the real estate business to form three major segments, namely asset-heavy, asset-light and “Greentown+”. Throughout its 31 years of development, Greentown China has maintained a leading brand value. It has been recognized “Top10 among Chinese Real Estate Enterprises by Comprehensive Strength” for consecutive years and maintained a leading position in customer satisfaction in core cities in which it operates for 16 consecutive years as well as ranked first in the product strength assessment lists for 5 consecutive years. Looking ahead, Greentown China will continue to pursue its core objective of becoming the “comprehensive quality benchmark among the Top10”. By prioritizing quality and innovation, Greentown China will build beautiful architecture and create a better life through good houses and excellent services.

For further information about Greentown, please visit the company website at www.greentownchina.com.

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