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GREENLAND HONG KONG HOLDINGS LIMITED

綠地香港控股有限公司

(incorporated in the Cayman Islands with limited liability)

(Stock Code: 337)

PROFIT WARNING

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

The board of directors of the Company (the “**Board**”) wishes to inform the shareholders of the Company and potential investors that based on its preliminary review of the unaudited consolidated management accounts of the Group for the six months ended 30 June 2024 (“**HY2024**”), it is expected to record a loss attributable to owners of the Company within the range of approximately RMB400 million to RMB600 million for the six months ended 30 June 2024 as compared to a profit attributable to owners of the Company of approximately RMB81.9 million for the six months ended 30 June 2023. Such decrease was mainly attributable to the decrease in the properties delivered and the decrease in the gross profit margin for the real estate business recognized, and the increase in fair value loss of investment properties in HY2024.

The information contained in this announcement is only based on the preliminary assessment of the unaudited consolidated management accounts of the Group for the six months ended 30 June 2024, which are subject to finalization and other potential adjustments, if any, and have not been reviewed nor confirmed by the Company’s auditors or the audit committee. The specific financial figures will be disclosed and published by the Group in its interim results announcement for the six months ended 30 June 2024, which is expected to be published by the Company by the end of August 2024.

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

By Order of the Board
Greenland Hong Kong Holdings Limited
Luo Weifeng
Chairman and Chief Executive Officer

Hong Kong, 26 August 2024

As at the date of this announcement, the executive directors of the Company are Mr. Luo Weifeng, Mr. Wang Weixian, Mr. Wu Zhengkui, Ms. Wang Xuling, Dr. Li Wei and Mr. Li Yongqiang; and the independent non-executive Directors are Mr. Fong Wo, Felix, JP and Mr. Kwan Kai Cheong.