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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 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 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 2026 (“**HY2026**”), it is expected to record a loss attributable to owners of the Company within the range of approximately RMB1.4 billion to RMB1.6 billion for HY2026 as compared to a loss attributable to owners of the Company of approximately RMB0.54 billion for the six months ended 30 June 2025. Such loss was mainly attributable to the downturn in the real estate industry which led to the decrease in revenue from delivery of properties and decrease in gross profit margin throughout HY2026.

The information contained in this announcement is only based on the preliminary assessment of the unaudited consolidated management accounts of the Group for HY2026, 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 for HY2026, which is expected to be published by the Company by the end of August 2026.

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, 25 August 2026

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 of the Company are Mr. Kwan Kai Cheong, Mr. Fong Wo, Felix, JP and Mr. Kwok Tun Ho Chester.