



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 the Company pursuant to Rule 13.09 of the Listing Rules.

The Board would like to inform the Shareholders and potential investors that the Group's consolidated net profit for the financial year ended 31 December 2008 may decrease as compared with that for the financial year ended 31 December 2007.

The information contained in this announcement is only a preliminary assessment by the Board based on the information on hand as the Group's consolidated results for the financial year ended 31 December 2008 have not yet been finalised as at the date hereof. Therefore, the Board is not in a position to quantify the financial impact on the Group at this stage. Further details of the Group's performance will be disclosed as and when the final results for the financial year ended 31 December 2008 are announced.

Shareholders and potential investors should exercise caution when dealing in the shares of the Company.

The announcement is made by Greentown China 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").

The board of the directors of the Company (the "Board") would like to inform the shareholders of the Company (the "Shareholders") and potential investors that the Group's consolidated net profit for the financial year ended 31 December 2008 may decrease as compared with that for the financial year ended 31 December 2007.

The Board considers that the anticipated decrease in the consolidated net profit of the Company for the financial year ended 31 December 2008 was, among other things, primarily attributable to: (1) delay in the construction schedule of a number of property development projects of the Group which were originally scheduled for completion in 2008; (2) the slowdown in China's property market in 2008 which adversely affected the sales performance of certain projects of the Group; and (3) the rise in finance charges as a result of the increase in bank borrowings by the Group.

Specifically, seven property development projects of the Group (the “Projects”), namely Hangzhou Taohuayuan South (Phase 2), Shanghai Rose Garden (Phase 2), Beijing Majestic Garden (part of Phase 1), Qingdao Ideal City (part of Phase 1), Hangzhou Majestic Mansion (Phase 1), Hangzhou Jiuxi Rose Garden Resort Village (Part), and Changsha Green Bamboo Garden (Part of North Phase 2), with an aggregate gross floor area (“GFA”) of approximately 270,000 sq.m., have experienced certain delay in the construction schedule and have not been completed in 2008 as originally planned. The construction delay of the above Projects was caused by a number of factors, including the Group’s decision to slow down the pace of construction as a result of the weaker-than-expected sales performance, delay in the completion of neighboring public roads preventing the installation of the Projects’ public utilities, etc. Based on the revised completion timetable, the Board expects the majority of these Projects will be completed in the first half of 2009. Excluding the above seven Projects, the Board estimates the total completed GFA during the financial year ended 31 December 2008 will amount to approximately 2.07 million sq.m.

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Shareholders and potential investors should exercise caution when dealing in the shares of the Company.

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

Hangzhou, the PRC, 2 January 2009

As at the date of this announcement, Mr. Song Weiping, Mr. Shou Bainian, Mr. Chen Shunhua and Mr. Guo Jiafeng are the executive directors of the company; Mr. Tsui Yiu Wa, Alec, Mr. Jia Shenghua, Mr. Jiang Wei, Mr. Sze Tsai Ping, Michael and Mr. Tang Shiding are the independent non-executive directors of the Company.

* *For identification purpose only*