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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)

2025 INTERIM RESULTS ANNOUNCEMENT

The board of directors of Greenland Hong Kong Holdings Limited (the “**Company**” or “**Greenland HK**”) is pleased to announce the unaudited interim results of the Company and its subsidiaries (collectively the “**Group**”) for the six months ended 30 June 2025 (the “**1H2025**”) together with the comparative figures for the six months ended 30 June 2024 (the “**1H2024**”) as follows:

CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME FOR THE SIX MONTHS ENDED 30 JUNE 2025

	NOTES	Six months ended 30 June	
		2025 RMB'000 (unaudited)	2024 RMB'000 (unaudited)
Revenue	3A	6,935,579	6,330,593
Cost of sales		(6,224,495)	(5,472,821)
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Gross profit		711,084	857,772
Other income		5,165	35,090
Other gains and losses		16,553	(12,765)
Selling and marketing expenses		(160,459)	(184,362)
Administrative expenses		(132,603)	(173,088)
Other operating expenses		(140,831)	(37,411)
Impairment losses under expected credit loss model, net of reversal		(106,033)	20,164
Loss on the change in fair value of investment properties		(301,511)	(591,750)
Loss on disposal of interest in an associate		–	(195)
Finance income		4,458	7,391
Finance costs	4	(155,274)	(123,655)
Share of results of associates		(10,947)	(2,991)
Share of results of joint ventures		37,839	5,953
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Loss before tax		(232,559)	(199,847)
Income tax expense	5	(260,350)	(300,519)
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Loss for the period		(492,909)	(500,366)

CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME
FOR THE SIX MONTHS ENDED 30 JUNE 2025 – CONTINUED

	<i>NOTE</i>	Six months ended 30 June	
		2025	2024
		<i>RMB'000</i>	<i>RMB'000</i>
		(unaudited)	(unaudited)
Other comprehensive income (expense)			
<i>Item that will not be reclassified to profit or loss:</i>			
Fair value gain (loss) on investments in equity instruments at fair value through other comprehensive income (“FVTOCI”)		<u>1,649</u>	<u>(2,518)</u>
Other comprehensive income (expense) for the period, net of income tax		<u>1,237</u>	<u>(1,888)</u>
Total comprehensive expense for the period		<u>(491,672)</u>	<u>(502,254)</u>
 (Loss) profit for the period attributable to:			
Owners of the Company		<u>(538,228)</u>	<u>(482,803)</u>
Non-controlling interests		<u>1,310</u>	<u>(61,094)</u>
Owners of perpetual securities		<u>44,009</u>	<u>43,531</u>
		<u>(492,909)</u>	<u>(500,366)</u>
 Total comprehensive (expense) income attributable to:			
Owners of the Company		<u>(536,991)</u>	<u>(484,691)</u>
Non-controlling interests		<u>1,310</u>	<u>(61,094)</u>
Owners of perpetual securities		<u>44,009</u>	<u>43,531</u>
		<u>(491,672)</u>	<u>(502,254)</u>
 Loss per share:			
		Six months ended 30 June	
		2025	2024
		<i>RMB</i>	<i>RMB</i>
Basic	7	<u>(0.19)</u>	<u>(0.17)</u>

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION
AT 30 JUNE 2025

	<i>NOTES</i>	30 June 2025 <i>RMB'000</i> (unaudited)	31 December 2024 <i>RMB'000</i> (audited)
NON-CURRENT ASSETS			
Investment properties	8	7,952,780	7,896,000
Property, plant and equipment		1,997,413	2,433,140
Intangible assets		958	981
Right-of-use assets		196,034	208,477
Equity instruments at FVTOCI		464,150	462,501
Interests in associates		1,659,360	1,670,307
Interests in joint ventures		3,496,383	3,458,544
Deferred tax assets		1,947,442	1,995,395
Total non-current assets		17,714,520	18,125,345
CURRENT ASSETS			
Properties under development		43,927,106	50,582,706
Completed properties held for sale		24,083,069	21,550,570
Trade and other receivables, deposits and prepayments	9	20,548,982	20,617,923
Prepaid taxation		1,710,897	1,778,999
Contract assets		204,164	213,592
Contract costs		183,240	228,128
Restricted bank deposits		524,539	677,663
Bank balances and cash		463,553	695,112
Total current assets		91,645,550	96,344,693
Total assets		109,360,070	114,470,038
EQUITY			
Share capital		1,132,097	1,132,097
Reserves		8,709,241	9,209,928
Equity attributable to owners of the Company		9,841,338	10,342,025
Perpetual securities	11	896,776	852,767
Non-controlling interests		5,919,603	5,956,713
Total equity		16,657,717	17,151,505

**CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION
AT 30 JUNE 2025 – CONTINUED**

	NOTE	30 June 2025 <i>RMB'000</i> (unaudited)	31 December 2024 <i>RMB'000</i> (audited)
NON-CURRENT LIABILITIES			
Deferred tax liabilities		1,007,895	1,086,172
Interest-bearing loans		2,727,840	5,843,446
Lease liabilities		265,559	310,948
Total non-current liabilities		4,001,294	7,240,566
CURRENT LIABILITIES			
Trade and other payables	10	49,648,364	50,844,451
Tax payable		9,103,748	8,889,855
Interest-bearing loans		11,758,905	8,477,272
Lease liabilities		50,541	52,122
Contract liabilities		18,139,501	21,814,267
Total current liabilities		88,701,059	90,077,967
Total liabilities		92,702,353	97,318,533
Total equity and liabilities		109,360,070	114,470,038
Net current assets		2,944,491	6,266,726
Total assets less current liabilities		20,659,011	24,392,071

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS FOR THE SIX MONTHS ENDED 30 JUNE 2025

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 Standard Board (the “IASB”) as well as the applicable disclosure requirements of Appendix 16 to the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited.

As at 30 June 2025, the Group incurred total interest-bearing loans amounting to RMB14,487 million, of which RMB11,759 million was due for repayment within one year from the end of the reporting period. These borrowings were secured through the pledge of equity interests in certain subsidiaries of the Company, as well as the Group’s assets. As of the same date, the Group’s cash and cash equivalents stood at RMB464 million.

As at 30 June 2025, the Group had not repaid certain interest-bearing loans of RMB4,549 million according to their original repayment schedules, and these overdue loans were collateralised by inventory properties with a total carrying amount of RMB13,983 million. This amount included a syndicated offshore loan consisting of USD80 million and HKD415 million (equivalent to RMB950 million), which was due in January 2025. Subsequent to the end of the reporting period and up to the date of this report, an additional RMB264 million in interest-bearing loans became overdue. As of the date of this report, the total amount of overdue loans (“**Overdue Loans**”) stood at RMB4,746 million.

The above conditions indicate the existence of material uncertainties that raise significant doubt about the Group’s ability to continue as a going concern. It is possible that the Group may not have sufficient working capital to operate if measures are not taken to improve the Group’s cash position. In light of such circumstances, management has carefully considered the Group’s future liquidity and performance and its available sources of financing in assessing whether the Group will have adequate financial resources to continue as a going concern. Certain plans and actions have been or will be taken by management to mitigate the Group’s liquidity pressures and improve its cash flows, including, but not limited to, the following:

- (i) The Group is actively negotiating with several existing lenders to extend the repayment schedule of the interest-bearing loans, and has been negotiating with various banks to secure new sources of financing;
- (ii) The Group is actively negotiating with the lenders of Overdue Loans to restructure the overdue loans and to convince them not to take any action against the Group for the immediate payment of the principal and interest of these borrowings. The Group may be required to provide additional assets as collateral as a condition of the loan restructuring;
- (iii) If the Group is unable to persuade the lenders of Overdue Loans to extend or restructure repayment, the Group will seek alternative plans to settle the loans. These plans include the possibility of forfeiting the collateralised inventory properties and commercial properties to the lenders and selling some of the Group’s commercial properties to generate liquidity to repay the loans;
- (iv) The Group will continue to adapt its sales and pre-sale strategies to align more closely with market demands, striving to achieve the latest budgeted sales and pre-sales targets. The Group will maintain continuous communication with key contractors and suppliers for payment arrangements and to fulfil all necessary conditions for the commencement of pre-sales;
- (v) As at 30 June 2025, the Group held restricted pre-sale proceeds amounting to RMB37 million in designated bank accounts. These funds may be utilized to settle specific construction liabilities or project loans, subject to approval by the PRC State-Owned Land and Resource Bureau. The Group will closely monitor the progress of its property development projects to ensure timely completion and delivery of properties sold under pre-sale agreements, thereby enabling the release of restricted cash to meet other financial obligations; and

(vi) As at 30 June 2025, the Group also held restricted bank deposits of RMB474 million in designated bank accounts linked to construction liabilities claims amounting to RMB578 million. Continuous negotiations with contractors and suppliers are underway to resolve these liabilities and release the restricted funds.

The directors of the Company have reviewed the cash flow projections of the Group prepared by the management of the Company covering a period of not less than twelve months from the end of the reporting period. They believe that, taking into account the plans and measures described above, the Group will have sufficient working capital to fund its operations and to meet its financial obligations as and when they fall due within twelve months from the end of the reporting period. Accordingly, the directors are satisfied that it is appropriate to prepare these condensed consolidated financial statements on a going concern basis.

Nevertheless, considering the volatility of the real estate sector in the PRC, there remains a material uncertainty as to whether the Group's management will be able to achieve these plans and measures as described above. Whether the Group will be able to continue as a going concern would depend on:

- (a) Successfully extending the repayment schedules of existing interest-bearing borrowings and securing new financing from financial institutions, as well as reaching agreements with the lenders of the Overdue Loans to restructure these borrowings and the Group's ability to continue to comply with the restructured terms and conditions; and
- (b) Successfully and timely implementation of plans to adjust sales and pre-sale activities and to fulfil all necessary conditions for the commencement to commence pre-sales, as well as agreeing payment arrangements with key contractors and suppliers.

If the Group fails to achieve the above-mentioned plans and measures, it may not be able to continue as a going concern and adjustments would have to be made to write down the carrying value of the Group's assets to their recoverable amount, to provide for further liabilities that may arise and to reclassify non-current assets and non-current liabilities as current assets and current liabilities, respectively. The effects of these adjustments are not reflected in these condensed consolidated financial statements.

2. ACCOUNTING POLICIES

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

The accounting policies and methods of computation used in the condensed consolidated financial statements for the six months ended 30 June 2025 are the same as those presented in the Group's annual consolidated financial statements for the year ended 31 December 2024.

Application of amendments to IFRS Accounting Standard

In the current interim period, the Group has applied the following amendments to an IFRS Accounting Standard issued by the IASB, for the first time, which are mandatorily effective for the Group's annual period beginning on 1 January 2025 for the preparation of the Group's condensed consolidated financial statements:

Amendments to IAS 21

Lack of Exchangeability

The application of the amendments to an IFRS Accounting Standard in the current interim period has had no material impact on the Group's financial positions and performance for the current and prior periods and/or on the disclosures set out in these condensed consolidated financial statements.

3A. REVENUE FROM CONTRACTS WITH CUSTOMERS

Disaggregation of revenue from contracts with customers

	Six months ended 30 June 2025 (unaudited)		
	Revenue recognised at a point in time RMB'000	Revenue recognised over time RMB'000	Total RMB'000
Types of goods or services			
Sales of properties	6,429,216	–	6,429,216
Hotel and related services	–	30,114	30,114
Property management and other services	–	363,298	363,298
Revenue from contracts with customers	6,429,216	393,412	6,822,628
Leases – rental income			112,951
Total revenue			6,935,579
 Six months ended 30 June 2024 (unaudited)			
	Revenue recognised at a point in time RMB'000	Revenue recognised over time RMB'000	Total RMB'000
Types of goods or services			
Sales of properties	5,805,610	–	5,805,610
Hotel and related services	–	38,454	38,454
Property management and other services	–	358,577	358,577
Revenue from contracts with customers	5,805,610	397,031	6,202,641
Leases – rental income			127,952
Total revenue			6,330,593

3B. OPERATING SEGMENTS

The following is an analysis of the Group's revenue and results by reportable segments:

Six months ended 30 June 2025 (unaudited)

	Sales of properties RMB'000	Lease of properties RMB'000	Hotel and related services RMB'000	Property management and other services RMB'000	Total RMB'000
SEGMENT REVENUE					
External sales	6,429,216	112,951	30,114	363,298	6,935,579
Inter-segment sales	—	—	—	299,058	299,058
	6,429,216	112,951	30,114	662,356	7,234,637
Segment loss	(297,632)	(205,470)	(2,215)	(14,484)	(519,801)
Share of results of associates					(10,947)
Share of results of joint ventures					37,839
					(492,909)

Six months ended 30 June 2024 (unaudited)

	Sales of properties RMB'000	Lease of properties RMB'000	Hotel and related services RMB'000	Property management and other services RMB'000	Total RMB'000
SEGMENT REVENUE					
External sales	5,805,610	127,952	38,454	358,577	6,330,593
Inter-segment sales	—	—	—	333,645	333,645
	5,805,610	127,952	38,454	692,222	6,664,238
Segment profit (loss)	1,105	(492,331)	(3,643)	(8,264)	(503,133)
Loss on disposal of interest in an associate					(195)
Share of results of associates					(2,991)
Share of results of joint ventures					5,953
					(500,366)

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

	30 June 2025 <i>RMB'000</i> (unaudited)	31 December 2024 <i>RMB'000</i> (audited)
Segment assets		
Sales of properties	122,768,016	127,575,314
Lease of properties	7,952,780	7,896,000
Hotel and related services	2,041,426	2,828,838
Property management and other services	10,259,959	10,313,360
	143,022,181	148,613,512
Elimination of inter-segment receivables	(38,817,854)	(39,272,325)
Interests in associates	1,659,360	1,670,307
Interests in joint ventures	3,496,383	3,458,544
Total reportable segment assets	109,360,070	114,470,038
Segment liabilities		
Sales of properties	120,164,489	124,690,336
Lease of properties	4,215,177	4,185,082
Hotel and related services	1,676,234	2,164,743
Property management and other services	5,464,307	5,550,697
	131,520,207	136,590,858
Elimination of inter-segment payables	(38,817,854)	(39,272,325)
Total reportable segment liabilities	92,702,353	97,318,533

4. FINANCE COSTS

	Six months ended 30 June	
	2025 <i>RMB'000</i> (unaudited)	2024 <i>RMB'000</i> (unaudited)
Interest expenses on interest-bearing loans	393,950	465,058
Interest expenses on lease liabilities	8,764	11,105
Interest expenses on contract liabilities	95,628	182,488
Less: interest of contract liabilities capitalised	(95,628)	(182,488)
interest of interest-bearing loans capitalised	<u>(247,440)</u>	<u>(352,508)</u>
	<u>155,274</u>	<u>123,655</u>

5. INCOME TAX EXPENSE

	Six months ended 30 June	
	2025 <i>RMB'000</i> (unaudited)	2024 <i>RMB'000</i> (unaudited)
Current tax:		
PRC Enterprise Income Tax (“EIT”)	145,347	305,225
PRC Land Appreciation Tax (“LAT”)	<u>145,739</u>	<u>170,069</u>
	<u>291,086</u>	<u>475,294</u>
Deferred tax	<u>(30,736)</u>	<u>(174,775)</u>
	<u>260,350</u>	<u>300,519</u>

No provision for Hong Kong Profits Tax has been made as the Group’s income is neither arises in, nor is derived from Hong Kong for both periods.

EIT

Under the law of the PRC on EIT (the “**EIT Law**”) and implementation regulation of the EIT Law, the Group’s main operating companies in the PRC are subject to PRC EIT at a rate of 25% for both periods.

In addition, 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.

LAT

According to the requirements of the Provisional Regulations of the PRC on LAT effective from 1 January 1994, and the Detailed Implementation Rules on the Provisional Regulations of the PRC on LAT effective from 27 January 1995, all income from the sale or transfer of state-owned land use rights, buildings and their attached facilities in the PRC is subject to LAT at progressive rates ranging from 30% to 60% of the appreciation value, with an exemption provided for property sales of ordinary residential properties if their appreciation values do not exceed 20% of the sum of the total deductible items.

6. DIVIDENDS

No dividends were paid, declared or proposed during the interim period. The directors of the Company have determined that no dividend will be paid in respect of the interim period.

7. LOSS PER SHARE

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

	Six months ended 30 June	
	2025 <i>RMB'000</i>	2024 <i>RMB'000</i>
	(unaudited)	(unaudited)
Loss		
Loss for the purpose of basic earnings per share (loss for the period attributable to owners of the Company)	(538,228)	(482,803)
Number of shares		
Weighted average number of ordinary shares for the purpose of basic earnings per share	2,769,188	2,769,188

8. INVESTMENT PROPERTIES

	Investment properties <i>RMB'000</i>
At 1 January 2025 (audited)	7,896,000
Disposal	(59,426)
Transfer from property, plant and equipment	417,717
Net decrease in fair value recognised in profit or loss	(301,511)
At 30 June 2025 (unaudited)	7,952,780

The fair value of the Group's investment properties as at 30 June 2025 and 31 December 2024 has been arrived at on the basis of a valuation carried out on the respective dates by Cushman & Wakefield ("C&W"), an independent qualified professional valuer not connected to the Group.

During the period ended 30 June 2025, certain property, plant and equipment with carrying amount of RMB417,717,000 (2024: Nil) was transferred to investment properties upon the change in use of the properties evidenced by inception of leasing agreement for the properties to generate rental income. At the date of transfer, the property was fair valued by C&W by reference to income capitalisation approach, the loss on revaluation of properties transferred from property plant and equipment to investment properties amounting to RMB169,717,000 (2024: Nil) was recognised in the profit or loss.

The management of the Company works closely with the independent qualified professional valuer to establish the appropriate valuation techniques and inputs for fair value measurements.

The valuations of completed investment properties of RMB7,519,880,000 have been arrived at using income capitalisation approach, where appropriate, by capitalising the net rental income derived from the existing tenancies with due allowance for the reversionary income potential of the respective properties.

The valuations of completed investment properties of RMB432,900,000 have been arrived at using direct comparison approach with reference to comparable sales evidence as available in the relevant market to derive the fair value of the properties.

In estimating the fair value of the investment properties, the highest and best use of the investment properties is their current use.

As at 30 June 2025, investment properties of RMB3,519,000,000 (31 December 2024: RMB3,554,000,000) were pledged as collateral for the Group's borrowings.

9. TRADE AND OTHER RECEIVABLES, DEPOSITS AND PREPAYMENTS

	30 June 2025 RMB'000 (unaudited)	31 December 2024 RMB'000 (audited)
Trade receivables in respect of contracts with customers	178,083	205,627
Less: allowance for credit losses	(30,448)	(37,784)
	<hr/>	<hr/>
Trade receivables, net of allowance for credit losses	147,635	167,843
	<hr/>	<hr/>
Other receivables	18,280,147	17,997,670
Less: allowance for credit losses	(1,048,127)	(934,268)
	<hr/>	<hr/>
Other receivables, net of allowance for credit losses	17,232,020	17,063,402
	<hr/>	<hr/>
Advance payments	1,212,870	1,351,098
Advance deposits for acquisitions of land parcels for development	465,120	465,120
Other tax prepayments	1,491,337	1,570,460
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Total	20,548,982	20,617,923
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In general, the Group provides no credit term to its trade customers, but the Group provides credit terms to its major customers with specific approval. The following is an analysis of trade receivables by age, presented based on the invoice date, which approximated the revenue recognition date.

	30 June 2025 RMB'000 (unaudited)	31 December 2024 RMB'000 (audited)
0–90 days	43,160	65,851
91–180 days	14,695	3,117
181–365 days	20,983	12,190
Over 365 days	68,797	86,685
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	147,635	167,843
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10. TRADE AND OTHER PAYABLES

	30 June 2025 <i>RMB'000</i> (unaudited)	31 December 2024 <i>RMB'000</i> (audited)
Trade payables	22,749,416	24,090,536
Non-trade payables due to related parties	7,379,112	7,320,514
Other taxes payable	2,287,875	2,066,138
Interest payable	895,460	750,237
Consideration payable due to Greenland Holdings Corporation Limited	953,759	953,759
Amount due to non-controlling shareholders	4,275,721	4,293,344
Staff salaries and welfare payables	114,874	155,713
Other payables and accrued expenses	10,992,147	11,214,210
	<hr/> 49,648,364	<hr/> 50,844,451

The following is an analysis of trade payables due to related parties and third parties presented based on the invoice date:

	30 June 2025 <i>RMB'000</i> (unaudited)	31 December 2024 <i>RMB'000</i> (audited)
0–90 days	9,871,484	11,016,069
91–180 days	193,367	3,119,131
181–365 days	2,951,579	2,514,468
Over 365 days	9,732,986	7,440,868
	<hr/> 22,749,416	<hr/> 24,090,536

Trade and other payables are mainly unsecured, non-interest bearing and repayable on demand.

11. PERPETUAL SECURITIES

On 27 July 2016 (the “**Issue Date**”), the Group issued USD denominated senior perpetual capital securities (“**Perpetual Securities**”) with an aggregate principal amount of USD120,000,000. The Perpetual Securities confer the holders a right to receive distributions at the applicable distribution rate from the Issue Date payable semi-annually in arrears in USD.

The Perpetual Securities only impose contractual obligations on the Group to repay principal or to pay any distributions under certain circumstances which are at the Group’s discretion, they have in substance confer the Group an unconditional right to avoid delivering cash or other financial asset to settle contractual obligations. As a result, the whole instrument is classified as equity, and distributions if and when declared are treated as equity dividends.

As disclosed in the annual report for the year ended 31 December 2016, the rate of distribution applicable to the Perpetual Securities shall be:

- in respect of the period from, and including, the Issue Date to, but excluding the 5th anniversary from the Issue Date (the “**First Call Date**”), 5.625% per annum; and
- in respect of the periods (a) from, and including, the First Call Date to, but excluding, the immediately following reset date and (b) from, and including, each reset date falling after the First Call Date to, but excluding, the immediately following reset date, a rate of interest expressed as a percentage per annum equal to the sum of (1) 4.50 per cent, (2) treasury rate; and (3) 5.00 per cent. A reset date is defined as the First Call Date and each day falling on the expiry of every five calendar years after the First Call Date. The treasury rate refers to the prevailing rate that represents the average for the week immediately prior to the date on which the reset is calculated as published by the Board of Governors of the U.S. Federal Reserve.

The Group applied a 10.21% rate of distribution applicable to the Perpetual Securities for the current interim period.

No distribution has been paid by the Company for the current interim period (For the period ended 30 June 2024: USD6,126,000 (equivalent to RMB43,521,000)).

INDUSTRY REVIEW

In 2025, the global economy grew slowly, while China's economy witnessed a stable start from the beginning of the year, maintaining its growth resilience amid fluctuations. The real estate industry continued to undergo a critical phase of deep adjustment and transformation. Despite numerous challenges, it gradually explored new development pathways through sustained policy support and market self-regulation. In the first quarter of 2025, China's GDP grew by 5.1% year-on-year, and the stable growth of economy has provided confidence to the real estate market. As property policies from both central and local governments are thoroughly implemented, the intensity of relaxation of regulatory measures have continued to be increased. With the precise implementation of demand-side incentive policies, coupled with initiatives such as the optimization of housing transaction taxes and fees, the industry has shown more signs of stabilization.

According to relevant data for 2025 released by the National Bureau of Statistics, although the absolute value of the real estate industry in economic accounting still experienced a decline, the rate of decrease narrowed compared to that of 2024. In the first quarter, the adjustment trend at the end of 2024 continued and enterprises were still under pressure in property sales, yet the downward rate obviously reduced. After the Spring Festival, driven by policies such as lowering the interest rate and the reserve requirement ratio and "replacing old with new", the customer flows at sales venues of new projects and visits and transactions of secondary-market properties in key cities had a significant quarter-to-quarter increase, as witnessed by a short-lived resurgence in core areas of first-tier cities such as Beijing and Shanghai, and the house purchase confidence has been recovering. In the second quarter, the room for policy relaxation has been further released. The complete lifting of purchase restrictions in first-tier and popular second-tier cities, and a basket of policies including house purchase subsidies and preferential interest rates introduced in certain cities, have facilitated a more significant recovery trend in the market.

In respect of real estate policies, the keynote of relaxed policies remained unchanged with increased support by policies. At the central government level, during the first half of the year, the central government continued to actively express their commitment to promote the market to stop further decline and to stabilize. However, most policies were focused on the supply side, while support on the demand side remained relatively conservative and within expectations. The Politburo meeting set the tone of "new phase of stabilizing the market", deploying three major tasks, namely urban renewal, high-quality transformation, and inventory optimization. The State Council Executive Meeting emphasized the construction of "good houses" and promoted the implementation of green and low-carbon residential standards. At the local level, policies such as land repurchases with special bonds, housing provident fund optimizations, and house purchase subsidies have been introduced frequently. For instance, cities such as Hangzhou and Changsha have relaxed housing provident fund loan policies, accelerated land reserve acquisitions, and implemented discounted purchases of existing inventory lands in multiple regions, which facilitated the reduction of inventory lands across the industry.

The acceleration of high-quality transformation has been a critical topic and the implementation of the “Project code for residential building” (《住宅專案規範》) has proposed the construction standards of “good houses” for the first time and promoted the construction of “good houses”. As products with high incentive area ratios triggered safety regulations, management and controls in cities such as Guangzhou and Chengdu have been strengthened. With a clear pathway to low-carbon development, green construction has become a standard requirement for real estate enterprises. With the continued effectiveness of various favorable policies, the sales market is expected to achieve a substantial rebound in the future, laying a solid foundation for transformation of the industry.

In the first half of 2025, the real estate industry nurtured new opportunities amid a deep adjustment. While addressing short-term challenges, enterprises have been actively exploring pathways to high-quality development. The previous model of “high leverage and high turnover” is accelerating its exit, giving way to the gradual formation of a new competitive landscape shaped by product quality, operational efficiency, and refined management. This transformation is not only driving the industry back to the nature of living, but is also bringing into clearer focus a new, sustainable growth logic, laying a solid foundation for a steady recovery in the future.

BUSINESS REVIEW

Results

In the first half of 2025, leveraging the Group’s strategic guidance, the Company established innovative mechanisms and a flexible decision-making system to effectively address industry challenges. Structural upgrades were achieved in core business segments, with improved development efficiency in key regional projects and a shortened product line iteration cycle. Through a diversified strategic matrix, the enhancement in management efficiency drove the cost optimization rate and further optimization in asset turnover efficiency. In response to market fluctuations, the Company’s rapid response mechanism enabled dynamic adjustments, embracing market changes.

For the six months ended 30 June 2025 (the “**period under review**”), the total contracted sales of the Group amounted to approximately RMB2,972,000,000, and the total contracted gross floor area (the “**GFA**”) sold amounted to approximately 364,398 square meters (“**sq.m.**”). The total revenue was approximately RMB6,935,579,000, representing an increase of approximately 10% from the same for last year. Total cash and cash equivalents (including restricted cash) was approximately RMB988,092,000. The net loss attributable to the owners of the Group amounted to approximately RMB538,228,000, representing an increase of approximately 11%. The basic loss per share attributable to the owners of the Group was RMB0.19. The Board has resolved not to declare any dividend for the six months ended 30 June 2025.

During the period under review, the total GFA of the sold and delivered projects was 520,991 sq.m., representing an increase of approximately 27% from the same for last year. Average selling price was approximately RMB12,340 per sq.m.. The revenue from property sales was approximately RMB6,429,216,000, representing an increase of approximately 11% from the same for last year. The main projects completed and delivered in the first half of 2025 by province are as follows:

Province	Approximate GFA sold and delivered in 1H2025 sq.m.	Approximate sales recognized in 1H2025 RMB'000	Average selling price RMB/sq.m.
Jiangsu	120,135	2,190,970	18,238
Zhejiang	135,745	1,859,045	13,695
Yunnan	88,764	1,449,991	16,335
Guangxi	92,063	439,010	4,769
Guangdong	46,749	282,870	6,051
Anhui	31,031	169,995	5,478
Others	6,504	37,335	5,740
Total	520,991	6,429,216	12,340

Contracted Sales

In the first half of 2025, the Group has always adhered to the original aspiration and mission of “creating a better lifestyle”. With a leading business model, the Group has continued to grow and expand, and has continued to innovate and make breakthroughs to create a series of high-quality products and services.

During the period under review, the contracted sales of the Company amounted to approximately RMB2,972,000,000 and the contracted total GFA sold was approximately 364,398 sq.m.. The contracted sales were mainly derived from projects located in key regions such as Guangdong, Jiangsu, Zhejiang, Yunnan and Guangxi.

Making Every Effort to Complete Delivery

During the period under review, the real estate market was still in the process of adjustment. Under the dual pressure of market and policy, and intensified challenges in project delivery, Greenland HK has actively responded by striving for financial relief, optimizing supply chain collaboration, and focusing on key projects to enhance market confidence. By means of a series of solid and effective measures, we ensured the construction progress and fulfilled the promise of high-quality delivery. The Group focused on and tackled key problems of projects. In 2025, we implemented policies in a precise manner, and achieved remarkable results in terms of delivery.

As the real estate industry is returning to the nature of living, the delivery strength of real estate enterprises is not only the key to practicing long-termism, but also a concentrated manifestation of product strength. In 2025, Greenland HK realized delivery of various projects across the country.

Long-term Leasing Business

Greenland HK actively aligned with the trends of the times and deeply integrated into the national development, and has committed to facilitating urban upgrading and the improvement of people's livelihoods. By implementing the mixed operation model of "long-term leasing + short-term leasing", its asset operation efficiency and profitability enhanced effectively. At the same time, Greenland HK actively advanced the optimization and realisation of assets within the Group, accelerated capital turnover efficiency, and constantly expand the innovative boundaries and development space of its long-term leasing business.

In the first half of 2025, despite fierce market competition, Xiao Jing Technology, the Company's long-term leasing business, maintained profitability across all its projects. Both revenue and profit achieved positive year-on-year and quarter-on-quarter growth, solidifying the foundation for future asset transactions. Meanwhile, the healthcare business was actively advanced, with ongoing efforts to reposition its product offerings and continuously identify resources and opportunities.

Commercial Operation

Greenland HK has always adhered to the strategy of dual driving force of "real estate + commerce", and has been constantly upgrading its brand, unlocking the commercial value and creating local benchmark projects such as Yiwu Greenland Epoch Gate, Nanning 289 Shanghai Tiandi and Guangzhou Greenland Binfen City which are having satisfactory occupancy rate. The notion of product lines has achieved regulated, standardized and professional development and has always been consumer-oriented. We have been developing our business across the country in adherence to the "products + services + operation" concept.

Property Services

On the property front, in 2025, the Group's core business demonstrated high-quality development: revenue achieved steady growth, expansion of the scope of projects under management accelerated, and the number of service touchpoints continued to rise, ensuring high-quality delivery of various projects. Remaining confident and riding on the trend, the Group will continue to optimize its service quality, strengthen its team building, enhance its management effectiveness, actively expand its business domains, explore the potential market, and continuously explore innovative service modes, so as to achieve further success in the journey of promoting the high-quality development of the enterprise. By deepening the construction of the customer service system, innovatively creating its own digital platform, fully launching the private domain traffic matrix performance and putting in place multi-format business model innovation, the operating efficiency has been significantly released, our comprehensive service capabilities have jumped to a new level, and our benchmark position in the industry has continued to be consolidated. The Group has secured multiple new external expansion projects, achieving breakthroughs in business sectors such as government public construction, healthcare, and education.

Strategic Cooperation

During the period under review, Greenland HK was committed to building an integrated service platform for urban construction and operation, fully empowering the upgrading of the latest outcome of its agent construction business, proactively responding to market changes, deepening business transformation and strengthening the business ecosystem.

The Group's construction of the "Shaolu Intelligent Computing Center Project (韶綠智算中心專案)" actively responds to national strategic needs and promotes the strategic deployment of the "east data, west computing (東數西算)", joining hands with Shaoguan to jointly build a high ground for innovation in the digital economy of the Guangdong-Hong Kong-Macao Greater Bay Area. Greenland HK will aim to "lay the foundation in one year, achieve results in three years, and become a benchmark in five years" and build the "Shaolu Intelligent Computing Center" into a national green computing power hub, contributing to the implementation of Shaoguan's "dual carbon" strategy and the development of the digital economy in the Greater Bay Area.

Greenland Zhizao has always been focusing on real estate's comprehensive agent construction management arena, and is committed to becoming "China's leading comprehensive real estate development and operation service provider". In 2025, Greenland Zhizao newly upgraded its "3 + 3 dedicated service system". In the future, Greenland Zhizao will continue to improve its professional capabilities and operational service standards, uphold the corporate values of "quality, service, win-win and perseverance", and maximize the benefits for its clients. At the same time, Greenland Zhizao will also actively fulfill its social responsibility and take on the mission as a state-owned enterprise, enhance the quality of life of residents through the construction of high-quality housing, promote the prosperous development of the regional economy, and contribute its own strength to the high-quality development of the city.

Land Bank

In 2025, Greenland HK continued to deepen its development in the Yangtze River Delta and the Greater Bay Area, focusing on first-tier cities to enhance its regional operational capabilities, and also adopted a prudent investment strategy. As at 30 June 2025, the Group held an abundant high-quality land bank of approximately 17 million sq.m., mainly located in core cities, which is sufficient to support our development in the next few years.

Outlook

In 2025, it is clear and firm that the economy and the real estate industry of China will be on an upward trend, and a stable and healthy real estate market is an unshakeable cornerstone for economic development.

As the real estate industry in China enters a new stage of high-quality development, a good house is no longer just a competition in floor area, but also a comprehensive leap in living quality, space design, life services and other dimensions. Greenland Group officially announced the “Good House Product Standard” and constructed a system of “4 dimensions, 12 features and 78 points” to create a new generation of good houses to satisfy the people’s demand for a better life. The Group has been deepening its development in urban renewal and pleasant residential environment, insisting on craftsmanship and life-oriented, and has created a series of leading urban works across the country surrounding the four dimensions of “environmentally friendly, health and well-being, long-lasting construction, and scientific and technological intelligence”.

In the future, Greenland HK will closely focus on the Group’s main line of work of “innovative breakthroughs to lead with practical efforts”, focusing on existing assets activation and destocking to turn the situation around. The comprehensive business will undergo innovation and transformation to enhance quality and efficiency. The new-arena business will be developed proactively and progressed steadily. Greenland HK will continue to deepen its reforms under the Group’s unified deployment, and promote the transformation and upgrading of its business. We will further improve our management level and efficiency and constantly gather strengths to become a vanguard of Greenland’s high-quality development and a pioneer of its innovative transformation.

We will put in greater efforts to implement the basic requirements of “boosting confidence, concentrating efforts, taking major special projects as the bullnose to fully realize the breakthrough to the good, paying close attention to the destocking of major secured buildings, achieving high-quality collection of sales monies, paying close attention to the project production product enhancement, steady exploration of the new arenas, continuous fund coordination, business transformation, strengthening fund coordination, and strengthening the systematic risk prevention”, focus on key tasks, continuously improve existing arenas while exploring new ones, and in turn provide diverse and strong momentum for high-quality development.

FINANCIAL PERFORMANCE

Revenue

The total revenue of the Group for 1H2025 was approximately RMB6,936 million, representing an increase of approximately 10% from approximately RMB6,331 million for the same period of 2024, mainly due to the increase in the recognised GFA of properties delivered by the Group.

Sales of properties, as the core business activity of the Group, generated revenue of approximately RMB6,429 million in 1H2025 (1H2024: approximately RMB5,806 million), accounting for approximately 93% of the total revenue and representing an increase of approximately 11% from the same for last year. The revenue of the Group from other segments included income from hotel operation, income from property management and other services, and rental income from rental properties.

	1H2025 RMB'000	1H2024 RMB'000	Change RMB'000
Sales of properties	6,429,216	5,805,610	623,606
Property management and other services	363,298	358,577	4,721
Hotel and related services	30,114	38,454	(8,340)
Rental Income	112,951	127,952	(15,001)
 Total	 6,935,579	 6,330,593	 604,986

Cost of Sales

Cost of sales amounted to approximately RMB6,224 million, an increase of approximately 14% from approximately RMB5,473 million for 1H2024. The cost of sales mainly comprised land costs, construction costs, capitalized finance costs and sales tax.

Gross Profit and Gross Profit Margin

Gross profit decreased from approximately RMB858 million for 1H2024 to approximately RMB711 million, mainly due to the continued downturn of the real estate market. The gross profit margin decreased from 14% to 10%.

Other Income, Other Gains and Losses, and Other Operating Expenses

Other income, other gains and losses, and other operating expenses increased to approximately RMB119 million for 1H2025 from a loss of approximately RMB15 million for 1H2024, mainly due to the increase of taxation penalty during the period.

Operating Expenses

Due to the efficient management over expenditure control of the Group, administrative expenses and selling and marketing costs decreased to approximately RMB133 million and approximately RMB160 million respectively, representing a decrease of approximately 23% and 13% from the same for the previous year respectively. In 1H2024, they were approximately RMB173 million and approximately RMB184 million respectively.

Finance Costs

Finance costs increased from RMB124 million in 1H2024 to RMB155 million in 1H2025.

Fair Value Change of Investment Properties

The Group recorded fair value loss on investment properties of approximately RMB302 million, compared to a loss of approximately RMB592 million for the same period in 2024. The fair value loss was mainly due to decrease of value of the projects in Yiwu, Jiaxing, Guangzhou, Suzhou and Nanning.

Income Tax Expenses

Income tax decreased by approximately 14% from approximately RMB301 million in 1H2024 to approximately RMB260 million in 1H2025, which was mainly due to the decrease in profit margin.

Loss for the Period and Attributable to Owners of the Company

Loss for the period and loss attributable to owners of the Company amounted to approximately RMB493 million and RMB538 million respectively, representing a decrease of approximately 1% and an increase of approximately 11% from approximately RMB500 million and RMB483 million respectively in the same period of 2024.

Financial Position

As at 30 June 2025, the Group's total equity was approximately RMB16,658 million (31 December 2024: approximately RMB17,152 million), total assets amounted to approximately RMB109,360 million (31 December 2024: approximately RMB114,470 million) and total liabilities amounted to approximately RMB92,702 million (31 December 2024: approximately RMB97,318 million).

Liquidity and Financial Resources

The Group's business operations, bank borrowings and cash proceeds raised have been the primary source of liquidity of the Group, which have been utilized to fund its business operations and project investment and development.

As at 30 June 2025, net gearing ratio (total borrowings less cash and cash equivalents (including restricted cash) divided by total equity) was approximately 81% (31 December 2024: 75%) and total cash and cash equivalents (including restricted cash) amounted to approximately RMB988 million, with total borrowings of approximately RMB14,487 million and an equity base of approximately RMB16,658 million.

Treasury Policy

The business transactions of the Group were mainly denominated in RMB. Apart from fund raising transactions conducted in the capital market, there is limited exposure to foreign exchange risk.

The Group has borrowings denominated in United States dollars and Hong Kong dollars, while its operating income is mainly denominated in RMB. The Group will continue to monitor the trend of exchange rate of RMB to United States dollars, and adopt appropriate measures to hedge against the risk in foreign currency exchange as and when appropriate.

The Group has established a treasury policy with the objective of enhancing its control over treasury functions and lowering its capital costs. In providing funds to its operations, terms of funding have been centrally reviewed and monitored at the Group level.

In order to minimize its interest risk, the Group continued to closely monitor and manage its loan portfolio through interests stipulated in its existing agreements which varied according to market interest rates and offers from the banks.

Credit Policy

Trade receivables mainly arose from sales and lease of properties and were settled in accordance with the terms stipulated in the sale and purchase agreements and lease agreements.

Pledge of Assets

As at 30 June 2025, the Group pledged its properties and land use rights with carrying amount of approximately RMB28,745 million to secure bank facilities, and the outstanding balance of the secured loans amounted to approximately RMB14,452 million.

Financial Guarantees

As at 30 June 2025, the Group provided guarantees to banks for:

	30 June 2025 <i>RMB'000</i>	31 December 2024 <i>RMB'000</i>
Mortgage	<u>17,745,161</u>	<u>17,864,327</u>

Capital Commitments

	30 June 2025 <i>RMB'000</i>	31 December 2024 <i>RMB'000</i>
Property development business:		
– Contracted but not provided for	<u>14,409,813</u>	<u>12,444,597</u>

Human Resources

As at 30 June 2025, the Group employed a total of 2,236 employees, among which 667 employees worked for the property development business. The Group has adopted a performance-based reward system to motivate its employees. In addition to basic salary, year-end bonuses are offered to employees with outstanding performance. The Group also provides various training programs to improve their skills and develop their respective expertise.

INTERIM DIVIDEND

The board of directors (the “**Board**”) of the Company has resolved not to declare any interim dividends for the six months ended 30 June 2025.

MATERIAL CHANGES

Save as disclosed in this announcement, there have been no material changes in respect of matters relating to the business developments, financial position and future prospects of, and important events affecting, the Group since the publication of the Company’s 2024 Annual Report.

CORPORATE GOVERNANCE

During the six months ended 30 June 2025, the Company had complied with the code provisions set out in Part 2 of the Corporate Governance Code (“CG Code”) contained in Appendix C1 to the Rules Governing the Listing of Securities (the “**Listing Rules**”) on The Stock Exchange of Hong Kong Limited, except for code provisions C.2.1 and F.2.2 as described below.

Code provision C.2.1 stipulates that the roles of chairman and chief executive should be separate and should not be performed by the same individual. From 1 January 2025 to 30 June 2025, Mr. Luo Weifeng had undertaken the role of both chairman of the Board and chief executive officer of the Company. The Company considers that the combination of the roles during the aforesaid period was conducive to the efficient formulation and implementation of the Group’s strategies and policies and such combination had not impaired the corporate governance practices of the Group. The balance of power and authority have been ensured by the management of the Company’s affairs by the Board, which meets regularly to discuss and determine issues concerning the operations of the Group. Code provision F.2.2 stipulates that the chairman of the Board should attend the AGMs. The chairman of the Board did not attend the AGM held on 27 June 2025 due to other business commitments.

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

Neither the Company nor any of its subsidiaries had purchased, sold or redeemed any of the Company’s listed securities during the six months ended 30 June 2025.

IMPORTANT EVENTS AFTER THE REPORTING PERIOD

Save as disclosed in this announcement, no important events affecting the Group have occurred since the end of the six-month period ended 30 June 2025.

REVIEW OF THE UNAUDITED CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

The condensed consolidated financial statements of the Company for the six months ended 30 June 2025 were not audited but have been reviewed by the audit committee of the Company (the “**Audit Committee**”). In connection with such review, the Audit Committee has discussed with the management of the Company and the Company’s external auditors on the accounting principles and policies adopted for the preparation of the said financial statements. Based on that review and discussions, the Audit Committee was satisfied that the unaudited condensed consolidated financial statements were prepared in accordance with applicable accounting standards.

PUBLICATION OF 2025 INTERIM RESULTS AND INTERIM REPORT

This announcement is published on the HKEXnews website at www.hkexnews.hk and the Company's website at www.greenlandhk.com. The 2025 interim report will be available on the HKEXnews website and the Company's website and despatched to Shareholders on or before 30 September 2025.

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

Hong Kong, 29 August 2025

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.