



**Evergrande Real
Estate Group Limited**
(incorporated in the
Cayman Islands with
limited liability)

**SEHK Stock Code:
3333**

**Newsletter
(May, 2010)**



Highlights

- **In April 2010, the Group recorded contracted sales of RMB3.74 billion and contracted GFA sold aggregating 578,000 sq.m.**

In April 2010, the Group achieved contracted sales of RMB3.74 billion and contracted GFA sold aggregating 578,000 sq.m., representing a contracted average selling price ("ASP") per sq.m. of RMB6,467. The respective year-on-year growths of contracted sales, contracted GFA sold and contracted ASP per sq.m. were 55.9%, 17.8% and 32.4%.

The top 3 best-performing regions in terms of April contracted sales were Shijiazhuang, Chongqing and Changsha, with contributions of 18.7%, 14.1% and 10.6% respectively. The top 3 best-performing regions in terms of contracted GFA sold were Chongqing, Shijiazhuang and Changsha, represented by respective composition of 14.4%, 13.4% and 11.8%. The outstanding sales performance through nationwide coverage and regional penetration further strengthens the Group's ability to cope with market changes. In addition, the results also show that through offering high-quality products, the Group's brand recognition and reputation continue to rise. The Group's position as China's standardization boutique real estate operating leader is further solidified.

Figure 1: Comparison of Contracted Sales, Contracted GFA Sold and Contracted ASP in April 2009 and 2010

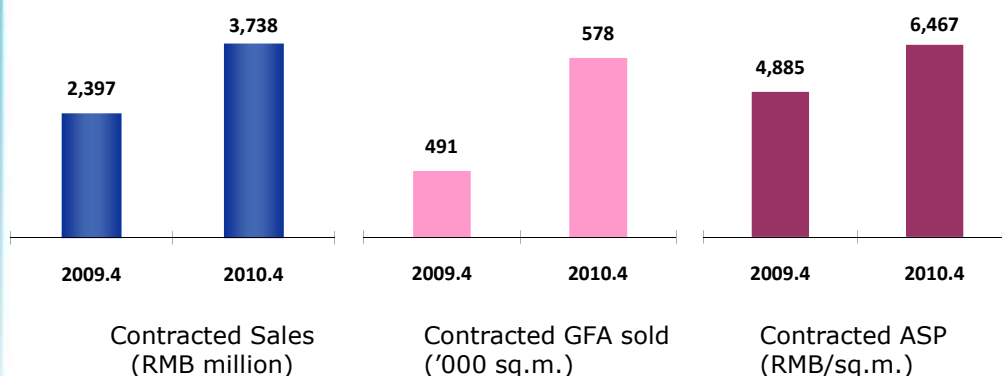
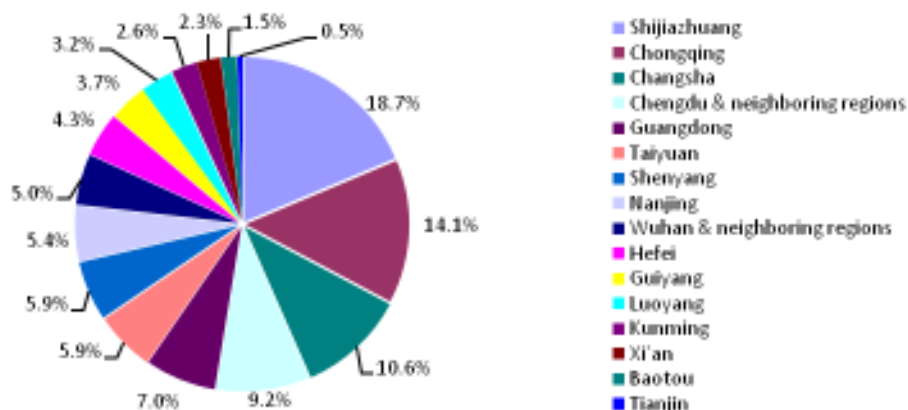


Figure 2: Contracted Sales Distribution in April 2010 - by Region



- **Contracted sales from January - April of 2010 amounted to RMB12.13 billion in aggregate, another record-breaking sales performance**

Between January and April 2010, the Group achieved contracted sales aggregating RMB12.13 billion and contracted GFA sold aggregating 1,893,000 sq.m., translating into an ASP of RMB6,408 per sq.m. The year-on-year increases in contracted sales, contracted GFA sold and contracted ASP per sq.m. for the mentioned period were 120.3%, 60.4% and 37.3%, respectively. The Group established a new record in contracted sales yet again, following that achieved in March 2010.

Figure 3: Comparison of Contracted Sales, Contracted GFA Sold and Contracted ASP for January - April in 2009 and 2010



➤ **Sales of Evergrande City Shijiazhuang amounted to RMB630 million on the launch day, a record high of the local property market**

April 18 marked the official launch of Evergrande City Shijiazhuang, a large-scale residential project in Shijiazhuang. Total contracted sales reached RMB630 million on the launch day. Total contracted GFA sold was approximately 70,000 sq.m. for 520 units, which marked a record high in the local property market. The respective project launched units mainly with highrise view in the 33-storey residential blocks. Buyers were mainly mid- to high-income earners from Shijiazhuang and neighboring regions, who are new owners or are looking to replace the current living arrangement.

Evergrande City Shijiazhuang is situated at the intersection of Huai An Lu and Guangping Jie in Qiaoxi District, a prime location with busy traffic flow. The total site area spans 245,414 sq.m. with total planned GFA of 950,702 sq.m. Following the proven boutique development model of the Group, Evergrande City Shijiazhuang promotes "Authentic garden scene + Semi-completed unit + astonishing decoration." The project received vibrant market anticipation by potential buyers since the development stage and was well-received with strong sales performance.



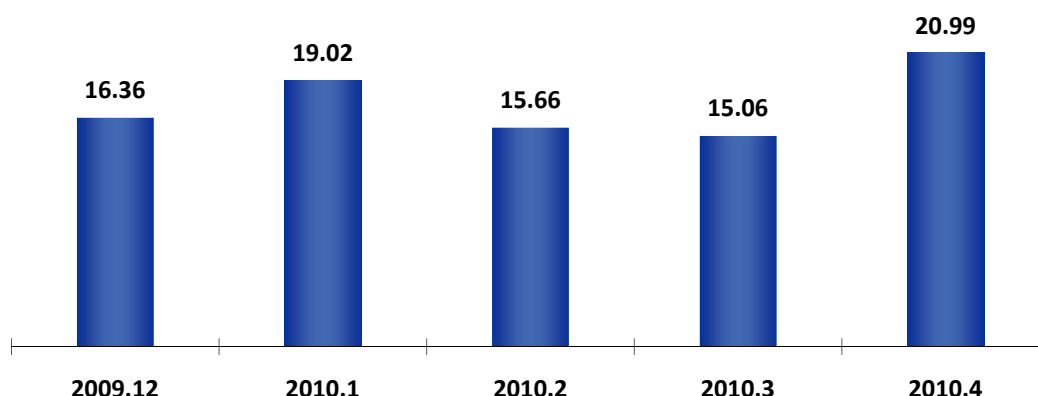
Authentic garden scene and the victorious launch of Evergrande City Shijiazhuang



➤ **Successful new senior notes issuance of US\$600 million, cash balance as at April 30 reached HK\$20.99 billion**

The Group adopts a consistent and stable operating strategy and maintains sufficient cash flow, especially since its initial public offering (the cash balance of the Group was HK\$16.36 billion, HK\$19.02 billion, HK\$15.66 billion and HK\$15.06 billion as at the end of December 2009, January 2010, February 2010 and March 2010, respectively). Following the successful completion of the US\$750 million senior notes offering in January 2010, the Group again effectively issued senior notes of US\$600 million in April 2010. As at 30 April 2010, the cash balance of the Group reached HK\$20.99 billion.

Figure 4: Cash Balance of The Group Since IPO (HK\$ billion)



Note:

In view of variables in the course of sales, there may be discrepancies between the above-mentioned sales information and the disclosed information in periodic reports. The above information has not yet been audited. Therefore, the relevant statistics are periodic information solely for investors' reference purpose only.

Cash in hand balance was calculated based on the exchange rate of HKD1:RMB0.8791, announced by the People's Bank of China on 30 April 2010.

