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NEWSLETTER

Newsletter of July 2012

Share Information

Stock Code: 3900.HK

Share Price: HK8.06*

52-week share price:

HK\$3.02 - HK\$8.74

Shares Outstanding: 1,969M

Market Cap: HK\$15.86B*

FYE: 31 Dec

* As at 29 June 2012

Pre-sale Overview

In June 2012, Greentown Group launched a total of 12 new projects or phases of projects, with total saleable area of approximately 228,799 sqm.

Sales performance of major newly launched projects in June 2012 is set out below:

Project	Project Type	Saleable Area Launched		Sales RMB million	ASP RMB/sq m.
		sqm.	Area Sold sqm.		
Ningbo Eastern New City Project	High-Rise Apartment	31,413	22,173	635	28,638
Zhengzhou Yanming Lake Project	Villa	19,871	18,661	508	27,222
Hangzhou Orchid Residence	Serviced Apartment	29,046	15,386	490	31,850
Hangzhou Hope Town	High-Rise Apartment	16,600	12,400	166	13,409
Hangzhou Greentown Master Manor	High-Rise Apartment	12,415	9,196	243	26,395
Hangzhou Bright Moon in Jiangnan	High-Rise Apartment	11,858	3,988	128	32,178
Zhoushan Zhujiajian Dongsha Resort	Villa, Serviced Apartment	28,512	7,887	238	30,185
Wenzhou Begonla Bay	High-Rise Apartment	32,105	17,951	450	25,057
Others		46,979	17,660	195	11,057
Total		228,799	125,302	3,053	24,369



In June 2012, Greentown Group recorded total sales of 2,483 units, with total saleable area of approximately 414,000 sqm. Monthly sales amounted to RMB8.51 billion (including RMB1.43 billion of agreed sales), approximately 2.5 times of the corresponding amount for May. For the 6 months ended 30 June 2012, Greentown Group achieved a YTD sales of approximately RMB21.95 billion (including RMB4.16 billion agreement sales), of which approximately RMB12.89 billion was attributable to the Group.

Strategic Alliance Agreement with Sunac China

On 22 June 2012, Greentown entered into a cooperation agreement with Sunac China Holdings Limited (“Sunac China”, stock code: 01918.HK) to establish a joint venture company in which each party would hold a 50% equity interest. The joint venture company will acquire the equity interests of the eight projects currently owned by Greentown. In addition, Sunac China will acquire 50% of the equity interest of Shanghai Rose Garden from Greentown. The consideration for acquiring the equity interests of the above-mentioned nine projects totalled RMB\$3.37 billion. Details please refer to the Company’s announcement made on 22 June 2012.

(All figures contained in this newsletter are unaudited)

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