



Newsletter of November 2012

Share Information

Stock Code: 3900.HK

Share Price: HK9.68*

52-week share price:

HK\$3.02 - HK\$10.18

Shares Outstanding: 2,131M

Market Cap: HK\$20.65B*

FYE: 31 Dec

* As at 8 November 2012

Pre-sale Overview

In October 2012, Greentown Group launched a total of 10 new projects or phases of projects, with total saleable area of approximately 130,000 sqm.

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

Project	Project Type	Saleable Area Launched sqm	Area Sold sqm	Sales RMB million	ASP RMB/sqm
Lishui Beautiful Spring River	High-rise apartment	31,891	22,638	298	13,171
Hangzhou Greentown Master Manor	High-rise apartment	14,834	4,330	133	30,799
Wuxi Yulan Garden	High-rise apartment	31,406	7,784	95	12,256
Hangzhou Hope Town	High-rise apartment	7,382	5,809	86	14,763
Shenyang National Games Project	Retail space	8,983	5,189	61	11,782
Zhengzhou Zhongmau Lily Garden	High-rise apartment	11,116	8,134	55	6,731
Hangzhou Xingqiao Purple Osmanthus Apartment	High-rise apartment	4,094	2,604	25	9,703
Hangzhou Xingqiao Purple Osmanthus Apartment	Retail space	1,799	1,718	22	13,065
Others		18,184	1,131	30	13,682
Total		129,690	59,337	805	13,566



In October 2012, Greentown Group recorded total sales of 1,785 units, with total saleable area of approximately 300,000 sqm. Monthly sales amounted to approximately RMB6.2 billion. For the 10 months ended 31 October 2012, Greentown Group achieved a YTD sales of approximately RMB41.3 billion (including RMB3 billion agreement sales), of which approximately RMB23.4 billion was attributable to the Group.

New Project Acquired during the Month

On 11th October, Shanghai Sunac Greentown Real Estate Development Co., Ltd. , the joint venture company with Sunac China Holdings Ltd. , and Shanghai Poly Jianjin Real Estate Co., Ltd. successfully acquired the land located in Senlan Waigaoqiao, Pudong New Area, Shanghai City at the total land cost of RMB 2.124 billion via a listing-for-sale process. The total aggregate site area is approximately 75,100 sqm, with gross floor area of approximately 120,000 sqm. The land will be developed for residential use. Shanghai Sunac Greentown Real Estate Development Co., Ltd owns 49% equity interest while Greentown Group owns an indirect equity interest of 24.5% in the project.

(All figures contained in this newsletter are unaudited)

IR Contact

Mr. Simon Fung

Chief Financial Officer
Tel: +86 571 8839 1288
Fax: +86 571 8790 1717
Email: simonfung@chinagreentown.com

Ms. Dilys Li

Investor Relations
Tel: +852 2530 0996
Fax: +852 2523 3137
Email: dilys@chinagreentown.com

Ms. Sherry Xu

Investor Relations
Tel: + 86 571 8790 2207
Fax: + 86 571 8790 1717
Email: sherry@chinagreentown.com

Mr. Carl Ye

Investor Relations
Tel: + 86 571 8790 2676
Fax: + 86 571 8790 1717
Email: yekaer@chinagreentown.com