



Pre-sales Overview

In February 2022, the Greentown Group (including Greentown China Holdings Limited and its subsidiaries, together with its joint ventures and associates) launched 13 new self-investment projects in whole or in phases, with a total saleable area of approximately 210,000 sqm.

Greentown Group sold 3,635 units of self-investment projects with a saleable area of approximately 460,000 sqm in February 2022. Monthly sales* reached approximately RMB11.5 billion, with an approximate average selling price of RMB24,994 per sqm. From January to February 2022, Greentown Group recorded a saleable area of 840,000 sqm, with a contracted sales amounting to approximately RMB21.1 billion; of which approximately RMB10.6 billion was attributable to the Greentown Group. As at 28 February 2022, in addition to contracted sales, Greentown Group recorded subscription sales of RMB6.5 billion, of which approximately RMB3.2 billion was attributable to Greentown Group.

In February 2022, the total saleable area of the properties sold under Greentown Group project management business using the “Greentown” brand name (non-self-investment projects, referred to as “projects under project management”) achieved approximately 270,000 sqm, with a total contracted sales amount of approximately RMB3.4 billion. From January to February 2022, the total contracted sales of the projects under project management reached approximately RMB6.3 billion, with a total saleable area of approximately 450,000 sqm.

Taking into account all of the above, for the two months ended 28 February 2022, Greentown Group recorded a total saleable area of approximately 1,290,000 sqm, with a total contracted sales of approximately RMB27.4 billion.

* Monthly sales included contracted sales and subscription sales of the month.

** All figures in this newsletter are unaudited.

Share Information

Stock Code:

03900.HK

FYE: 31 Dec

Share Price :

HK\$11.94*

Shares Outstanding:

2,502M

52-week Share Price:

HK\$8.09 – HK\$14.04

Market Cap:

HK\$29,870M*



Company News

Citic Securities Initiates Research Coverage on Greentown China with a “BUY” Rating

- On 24 February, Citic Securities issued its initiating coverage report on Greentown China with a "BUY" rating.

China Industrial Securities Initiates Research Coverage on Greentown China with a “BUY” Rating

- On 3 March, China Industrial Securities issued its initiating coverage report on Greentown China with a “BUY” rating.

Greentown China Issued Additional US\$150,000,000 4.7% Senior Notes Due 2025

- On 24 February, Greentown China successfully issued additional US\$150,000,000 4.7% senior notes due 2025. Its continued smooth financing channels is the evidence of the Company being well received by the capital market.

Greentown Real Estate Completes Issuance of RMB1,000,000,000 Corporate Bonds

- On 17 February, Greentown China’s wholly owned subsidiary, Greentown Real Estate Group Co., Ltd. successfully issued the first tranche of corporate bonds in 2022. Details of the issuance are as follows:

Issue Amount	Tenor	Coupon Rate	Bonds Rating
RMB1 bn	3+2 years	3.28%	AAA

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Company News

Greentown Real Estate Completes Issuance of RMB1,000,000,000 Accounts Receivable ABS

- On 25 February, Greentown China's wholly owned subsidiary, Greentown Real Estate Group Co., Ltd. successfully issued the first tranche of accounts receivable ABS in 2022. Details of the issuance are as follows:

Issue Amount	Tenor	Coupon Rate	ABS Rating
RMB1 bn	2 years	3.48%	AAA

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