

NOV 2022 | **Newsletter**

Pre-sales Overview

In October 2022, the Greentown Group (including Greentown China Holdings Limited and its subsidiaries, together with its joint ventures and associates) launched 39 new self-investment projects in whole or in phases, with a total saleable area of approximately 660,000 sqm.

Greentown Group sold 6,041 units of self-investment projects with a saleable area of approximately 760,000 sqm in October 2022. Monthly sales* reached approximately RMB22.5 billion, up 43% from September, with an approximate average selling price of RMB29,440 per sqm. From January to October 2022, Greentown Group recorded a saleable area of 6,080,000 sqm, with a contracted sales amounting to approximately RMB162.4 billion; of which approximately RMB91.2 billion was attributable to the Greentown Group. As at 31 October 2022, in addition to contracted sales, Greentown Group recorded subscription sales of RMB8.3 billion, of which approximately RMB4.8 billion was attributable to Greentown Group.

In October 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 720,000 sqm, with a total contracted sales amount of approximately RMB12 billion. From January to October 2022, the total contracted sales of the projects under project management reached approximately RMB66.5 billion, with a total saleable area of approximately 4,720,000 sqm.

Taking into account all of the above, for the ten months ended 31 October 2022, Greentown Group recorded a total saleable area of approximately 10,800,000 sqm, with a total contracted sales of approximately RMB228.9 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\$9.26*

Shares Outstanding:

2,532M

52-week Share Price:

HK\$6.79 – HK\$18.50

Market Cap:

HK\$23,446M*



Other Highlights

Greentown Real Estate Completes Issuance of RMB1.5 billion Medium-Term Notes

- On October 27, Greentown China's wholly owned subsidiary, Greentown Real Estate Group Co., Ltd., successfully issued its sixth tranche of medium-term notes for 2022, which was supported by multiple financial institutions. Details of the issuance are as follows:

Issue Amount	Tenor	Coupon Rate	Notes Rating
RMB1.5 bn	3 years	4.80%	AAA

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

- On October 17, China Securities issued its initiating coverage report on Greentown China with a “Buy” rating, acknowledging the Company's development advantages with regard to sales, investment, financing, project management business and shareholder background.

Greentown China Purchase 5,425,000 Shares Pursuant To Share Award Scheme

- By November 1, Greentown China has successively purchased an aggregate of 5,425,000 Shares as Award Shares from the open market for the year in lieu of cash incentive payments for the Company's core management, and will purchase additional Shares under the Share Award Scheme in accordance with the Board-approved new limit. The Company's core management is actively participating in the scheme and has full confidence in the Company's future. (For details, please refer to the announcement published on 1 November 2022)

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