



MAY 2023 | Newsletter

Pre-sales Overview

In April 2023, the Greentown Group (including Greentown China Holdings Limited and its subsidiaries, together with its joint ventures and associates) launched 21 new self-investment projects in whole or in phases, with a total saleable area of approximately 320,000 sqm.

Greentown Group sold 4,009 units of self-investment projects with a saleable area of approximately 600,000 sqm in April 2023. Monthly sales* reached approximately RMB19.6 billion, with an approximate average selling price of RMB32,495 per sqm. From January to April 2023, Greentown Group recorded a saleable area of 2,320,000 sqm, with a contracted sales amounting to approximately RMB69.5 billion; of which approximately RMB44.2 billion was attributable to the Greentown Group. As at 30 April 2023, in addition to contracted sales, Greentown Group recorded subscription sales of RMB5.7 billion, of which approximately RMB3.4 billion was attributable to Greentown Group.

In April 2023, 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 450,000 sqm, with a total contracted sales amount of approximately RMB6.7 billion. From January to April 2023, the total contracted sales of the projects under project management reached approximately RMB18.9 billion, with a total saleable area of approximately 1,350,000 sqm.

Taking into account all of the above, for the four months ended 30 April 2023, Greentown Group recorded a total saleable area of approximately 3,670,000 sqm, with a total contracted sales of approximately RMB88.4 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\$9.63*

Shares Outstanding:

2,532M

52-week Share Price:

HK\$6.79 – HK\$18.50

Market Cap:

HK\$24,383M*



Other Highlights

In April 2023, the Group acquired two new plots of land with a total GFA of approximately 480,000 sqm. The costs attributable to the Group are expected to amount to approximately RMB3.3 billion. (Note: The data of this newly added land bank may differ from figures to be disclosed in the audited or unaudited consolidated financial statements to be published by the Company on an annual or half yearly basis due to various uncertainties during the process of collating such data. As such, the above data are for temporary reference only.)

Greentown China Cancels US\$9 mn Redeemed Portion of Two 2025 Senior Notes

- Greentown China announced on April 25 that it had cancelled the redeemed portion of two senior notes due in 2025, in the aggregate principal amount of US\$9 million.
- Currently, the outstanding principal amounts for the 4.7% and 5.65% senior notes due in 2025 are US\$446.5 million and US\$294.5 million, respectively.

Greentown Real Estate Issues RMB1.5 bn 2023 MTN Series 1

- On April 27, Greentown China's wholly owned subsidiary, Greentown Real Estate Group Co., Ltd., completed the issuance of 2023 medium term notes series 1 in the aggregate amount of RMB1.5 billion. The issuance was well-received by investors. Details of the issuance are as follows:

	Issue Amount	Tenor	Coupon Rate	Notes Rating
Type 1	RMB0.5 bn	1+1 years	3.29%	AAA
Type 2	RMB1 bn	2 years	3.80%	AAA

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