

NOV 2023 | **Newsletter**

Pre-sales Overview

In October 2023, the Greentown Group (including Greentown China Holdings Limited and its subsidiaries, together with its joint ventures and associates) launched 23 new self-investment projects in whole or in phases, with a total saleable area of approximately 340,000 sqm.

Greentown Group sold 3,937 units of self-investment projects with a saleable area of approximately 540,000 sqm in October 2023. Monthly sales* reached approximately RMB18.5 billion, with an approximate average selling price of RMB34,230 per sqm. From January to October 2023, Greentown Group recorded a saleable area of 5,160,000 sqm, with a contracted sales amounting to approximately RMB148.3 billion; of which approximately RMB96.9 billion was attributable to the Greentown Group. As at 31 October 2023, in addition to contracted sales, Greentown Group recorded subscription sales of RMB4.6 billion, of which approximately RMB3.1 billion was attributable to Greentown Group.

In October 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 1,040,000 sqm, with a total contracted sales amount of approximately RMB12.8 billion. From January to October 2023, the total contracted sales of the projects under project management reached approximately RMB74.4 billion, with a total saleable area of approximately 5,750,000 sqm.

Taking into account all of the above, for the ten months ended 31 October 2023, Greentown Group recorded a total saleable area of approximately 10,910,000 sqm, with a total contracted sales of approximately RMB222.7 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\$8.08*

Shares Outstanding:

2,532M

52-week Share Price:

HK\$7.00 – HK\$14.42

Market Cap:

HK\$20,459M*

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Other Highlights

In October 2023, the Group acquired 2 new plots of land (including M&A) with a total GFA of approximately 272,000 sqm. The costs attributable to the Group are expected to amount to approximately RMB 6.94 billion. (Note: The data for this newly added land bank may differ from figures 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.)

MSCI Upgrades Greentown China's ESG Rating to A Grade

- On October 13, the authoritative international index agency MSCI upgraded Greentown China's ESG rating from "BBB" to "A". The Company's rating has been steadily improving for two consecutive years, placing it at the forefront of China's property developers. According to the report, Greentown China's green building ratio is higher than that of its peers, and the implementation of product management systems and training have ensured the safety and quality of the company's products, resulting in a decrease in the company's overall exposure to risk and an increase in competitiveness in sustainable development.

Greentown China Was Included in the "Hang Seng SCHK Central SOEs Value Index" and "Hang Seng SCHK SOEs Value Index"

- On October 16, Greentown China was included in both the "Hang Seng SCHK Central SOEs Value Index" and "Hang Seng SCHK SOEs Value Index", newly launched by Hang Seng Indexes, to reflect the share price performance of Chinese central-owned enterprises or Hong Kong-listed companies with a central-owned enterprise as their largest shareholder.

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