



June 2024 | Newsletter

Pre-sales Overview

In May 2024, 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 310,000 sqm.

Greentown Group sold 3,637 units of self-investment projects with a saleable area of approximately 490,000 sqm in May 2024. Monthly sales* reached approximately RMB16.2 billion, with an approximate average selling price of RMB 32,766 per sqm. From January to May 2024, Greentown Group recorded a saleable area of 2,120,000 sqm, with a contracted sales amounting to approximately RMB68 billion; of which approximately RMB47.9 billion was attributable to the Greentown Group. As at 31 May 2024, in addition to contracted sales, Greentown Group recorded subscription sales of RMB4.3 billion, of which approximately RMB3 billion was attributable to Greentown Group.

In May 2024, 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 560,000 sqm, with a total contracted sales amount of approximately RMB7.8 billion. From January to May 2024, the total contracted sales of the projects under project management reached approximately RMB30.8 billion, with a total saleable area of approximately 2,380,000 sqm.

Taking into account all of the above, for the five months ended 31 May 2024, Greentown Group recorded a total saleable area of approximately 4,500,000 sqm, with a total contracted sales of approximately RMB98.8 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\$7.96*

Shares Outstanding:

2,532 M

52-week Share Price:

HK\$4.94-HK\$10.62

Market Cap:

HK\$ 20,155 M*



Other Highlights

In May 2024, the Group acquired 1 new plot of land with a total GFA of approximately 115,000 sqm. The costs attributable to the Group are expected to amount to approximately RMB730 million. (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 Maintains “Overweight” Rating in Updated Report by Morgan Stanley

- On May 12, an updated report by Morgan Stanley reaffirmed its “Overweight” rating on Greentown China. The report highlights the Company’s impressive growth in subscription sales during the Labour Day holiday and forecasts that Greentown China will continue to outperform its industry peers in property sales in the second quarter.

Greentown Real Estate Successfully Issues RMB1 bn Medium-Term Notes Series 3 for the Year 2024

- On May 28, Greentown Real Estate Group Co., Ltd. completed the issuance of RMB1 bn Medium-Term Notes Series 3 for the year 2024. The issuance was well-received by investors. Details of the issuance are as follows:

Issue Amount	Tenor	Coupon Rate	Notes Rating
RMB1 bn	3 years	4.2 %	AAA

Greentown China Recognized as One of the “Top 500 Chinese Brands by Value in 2024”

- On May 12, Greentown China was included in Brand Finance’s list of the “Top 500 Chinese Brands by Value in 2024”. Brand Finance is a leading brand valuation agency in the UK. The Company’s ranking has risen to 153rd place, marking a significant improvement of 9 positions from the previous year. This recognition solidifies Greentown China’s status as one of the most valuable Chinese brands.

Greentown China Awarded with “Top 7 in Chinese Real Estate Listed Companies for Comprehensive Strength 2024”, Among Various Other Honors

- On May 22, Greentown China was recognized as one of the “Top 7 Chinese Real Estate Listed Companies for Comprehensive Strength 2024”. Additionally, Greentown China achieved a place in the “Top 10 H Shares” and received a rating of “A” for Real Estate Companies ESG Rating 2024.