

**October 2024 | Newsletter**

## Pre-sales Overview

In September 2024, the Greentown Group (including Greentown China Holdings Limited and its subsidiaries, together with its joint ventures and associates) launched 18 new self-investment projects in whole or in phases, with a total saleable area of approximately 230,000 sqm.

Greentown Group sold 2,193 units of self-investment projects with a sales area of approximately 310,000 sqm in September 2024. Monthly sales\* reached approximately RMB10.6 billion, with an approximate average selling price of RMB34,629 per sqm. From January to September 2024, Greentown Group recorded a sales area of approximately 3,860,000 sqm, with a contracted sales amounting to approximately RMB115.5 billion; of which approximately RMB81.9 billion was attributable to Greentown Group. As at 30 September 2024, in addition to contracted sales, Greentown Group recorded subscription sales of approximately RMB3.8 billion, of which approximately RMB2.4 billion was attributable to Greentown Group.

In September 2024, the sales 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 800,000 sqm, with a total contracted sales amount of approximately RMB10.6 billion. From January to September 2024, the total contracted sales of the projects under project management reached approximately RMB71.7 billion, with a total sales area of approximately 5,390,000 sqm.

Taking into account all of the above, for the nine months ended 30 September 2024, Greentown Group recorded a total sales area of approximately 9,250,000 sqm, with a total contracted sales of approximately RMB187.2 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\$ 10.26\*

Shares Outstanding:

2,532 M

52-week Share Price:

HK\$ 4.94 - HK\$11.72

Market Cap:

HK\$ 25,978 M\*



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## Other Highlights

In September 2024, the Group acquired 2 new plots of land (including M&A) with a total GFA of approximately 115,000 sqm. The costs attributable to the Group are expected to amount to approximately RMB1.59 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 Real Estate Successfully Issues RMB1 bn Medium-Term Notes Series 5 for the Year 2024

- On 25 September, Greentown Real Estate Group Co., Ltd., a wholly-owned subsidiary of Greentown China, completed the issuance of RMB1 bn Medium-Term Notes Series 5 for the Year 2024. The issuance was well-received by investors. Details of the issuance are as follows:

Amount Issued	Tenure	Coupon Rate	Notes Rating
RMB1 bn	3 years	3.95%	AAA

### Greentown China Awarded "Chinese Real Estate Leading Brand by Customer Satisfaction" for 13 Consecutive Years

- On 13 September, Greentown China once again won the title of "Leading Brand of China Real Estate Industry", ranking among Top3 in the industry. The Company was also awarded "Chinese Real Estate Leading Brand by Customer Satisfaction" for the 13<sup>th</sup> consecutive year. Additionally, Greentown China retained its 1<sup>st</sup> place in the "Chinese Real Estate Enterprises with Excellent Product Strength" and ranked 2<sup>nd</sup> in the "Chinese Real Estate Enterprises by Excellent Delivery Capacity".

### Market Highly Recognizes Greentown China with Numerous Industry Brand Honors

- On 20 September, Greentown China was entitled the "2024 Best 10 Chinese Real Estate Developers by Brand Value" by CRIC. The Company also ranked 1<sup>st</sup> place in the "2024 Top10 Outstanding Quality Enterprises (Development) in China's Real Estate Industry" and 7<sup>th</sup> place in the "2024 Top50 Human Capital Value of China's Real Estate Enterprises". Furthermore, the Nanjing Jinling Yuehua Project was selected as a "2024 Real Estate Excellent Brand Project".