



August 2025 | Newsletter

Pre-sales Overview

In July 2025, the Greentown Group (including Greentown China Holdings Limited and its subsidiaries, together with its joint ventures and associates) launched 8 new self-investment projects in whole or in phases, with a total saleable area of approximately 80,000 sqm.

Greentown Group sold 1,380 units of self-investment projects with a sales area of approximately 190,000 sqm in July 2025. Monthly sales* reached approximately RMB5 billion, with an approximate average selling price of RMB26,733 per sqm. From January to July 2025, Greentown Group recorded a sales area of approximately 2,480,000 sqm, with a contracted sales amounting to approximately RMB85.7 billion; of which approximately RMB57.9 billion was attributable to Greentown Group. As at 31 July 2025, in addition to contracted sales, Greentown Group recorded subscription sales of approximately RMB2.6 billion, of which approximately RMB1.4 billion was attributable to Greentown Group.

In July 2025, the sales area of Greentown Group project management business achieved approximately 720,000 sqm, with a total sales amount of approximately RMB9.2 billion. From January to July 2025, the total sales amount of project management business reached approximately RMB51.1 billion, with a total sales area of approximately 3,780,000 sqm.

Taking into account all of the above, for the seven months ended 31 July 2025, Greentown Group recorded a total sales area of approximately 6,260,000 sqm, with a total contracted sales of approximately RMB136.8 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\$9.97*

Shares Outstanding:

2,540M

52-week Share Price:

HK\$5.44 – HK\$13.78

Market Cap:

HK\$25,320M*



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Other Highlights

In July 2025, the Group acquired 7 new plots of land (including M&A) with a total GFA of approximately 860,000 sqm. The costs attributable to the Group are expected to amount to approximately RMB15.3 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 Real Estate Successfully Issues RMB1 bn Medium-Term Notes Series 5 for the Year 2025

- On 8 July, 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 2025. 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	3.69%	AAA

Greentown China Maintains Leading Position in Customer Satisfaction and Loyalty, Outperforming Top10 Real Estate Companies and Industry Averages

- On 18 July, China Index Academy released its “2025 Chinese Urban Residents’ Satisfaction” survey report. Greentown China’s customer satisfaction score increased by 1 point over last year to 93.9 points, ranking 1st across the 16 cities where the Company has presence. The Company also achieved the top customer loyalty score of 89.0% in 15 of its operating cities, expanding its leadership position by 3 cities compared to 2024.

Greentown China Jumps to 161st place in the Fortune China 500 List

- On 22 July, Fortune China 500 list was announced, with Greentown China ranking 161st, up 16 places from last year. Compiled by Fortune (China Edition) and CICC Wealth Management, the list has featured Greentown China for 16 consecutive years since its inception in 2010.