



December 2025 | Newsletter

## Pre-sales Overview

In November 2025, the Greentown Group (including Greentown China Holdings Limited and its subsidiaries, together with its joint ventures and associates) launched 26 new self-investment projects in whole or in phases, with a total saleable area of approximately 410,000 sqm.

Greentown Group sold 2,718 units of self-investment projects with a sales area of approximately 400,000 sqm in November 2025. Monthly sales\* reached approximately RMB14.4billion, with an approximate average selling price of RMB36,209 per sqm. From January to November 2025, Greentown Group recorded a sales area of approximately 3,900,000 sqm, with a contracted sales amounting to approximately RMB132.9 billion; of which approximately RMB87.7 billion was attributable to Greentown Group. As at 30 November 2025, in addition to contracted sales, Greentown Group recorded subscription sales of approximately RMB5.4 billion, of which approximately RMB3.8 billion was attributable to Greentown Group.

In November 2025, the sales area of Greentown Group project management business achieved approximately 740,000 sqm, with a total sales amount of approximately RMB9.9 billion. From January to November 2025, the total sales amount of project management business reached approximately RMB90.6 billion, with a total sales area of approximately 6,920,000 sqm.

Taking into account all of the above, for the eleven months ended 30 November 2025, Greentown Group recorded a total sales area of approximately 10,820,000 sqm, with a total contracted sales of approximately RMB223.5 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\$8.96\*

Shares Outstanding:

2,540M

52-week Share Price:

HK\$8.04 – HK\$13.78

Market Cap:

HK\$22,755M\*



## Other Highlights

In November 2025, the Group acquired 3 new plots of land (including M&A) with a total GFA of approximately 270,000 sqm. The costs attributable to the Group are expected to amount to approximately RMB2.9 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 RMB1.5 bn Medium-Term Notes Series 8 for the Year 2025**

- On 27 November, Greentown Real Estate Group Co., Ltd., a wholly-owned subsidiary of Greentown China, completed the issuance of RMB1 bn Medium-Term Notes Series 8 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
RMB1.5 bn	3 years	3.2%	AAA