



## Share Information

Stock Code:  
**03900.HK**

Share Price:  
**HK\$12.60\***

52-week Share Price:  
**HK\$8.09 -  
HK\$13.34**

Shares Outstanding:  
**2,495M**

Market Cap:  
**HK\$31,440M\***

FYE: 31 Dec

\* As at 4 January 2022

## Pre-sales Overview

In December 2021, the Greentown Group (including Greentown China Holdings Limited and its subsidiaries, together with its joint ventures and associates) launched 38 new self-investment projects in whole or in phases, with a total saleable area of approximately 740,000 sqm.

Greentown Group sold 5,845 units of self-investment projects with a saleable area of approximately 750,000 sqm in December 2021. Monthly sales\* reached approximately RMB19.5 billion, with an approximate average selling price of RMB26,001 per sqm. From January to December 2021, Greentown Group recorded a saleable area of 9,380,000 sqm, with a contracted sales amounting to approximately RMB266.6 billion (increased by 24% year-on-year); of which approximately RMB145.2 billion was attributable to the Greentown Group. As at 31 December 2021, in addition to contracted sales, Greentown Group recorded subscription sales of RMB4.9 billion, of which approximately RMB2.6 billion was attributable to Greentown Group.

## IR Contact

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## Pre-sales Overview

In December 2021, 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 460,000 sqm, with a total contracted sales amount of approximately RMB7.7 billion. From January to December 2021, the total contracted sales of the projects under project management reached approximately RMB84.3 billion, with a total saleable area of approximately 6,190,000 sqm.

Taking into account all of the above, for the twelve months ended 31 December 2021, Greentown Group recorded a total saleable area of approximately 15,570,000 sqm, with a total contracted sales of approximately RMB350.9 billion, representing a year-on-year increase of approximately 21%.

\* *Monthly sales included contracted sales and subscription sales of the month.*

\*\* *All figures in this newsletter are unaudited.*

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## Company News

- **Credit Suisse Upgrades Greentown China to “Neutral”**
  - On 13 December 2021, Credit Suisse upgraded Greentown China to “Neutral”, raising target price by 37% to HK\$13.05
- **Citi Upgrades Greentown China to “Buy”**
  - On 17 December 2021, Citi upgraded Greentown China to “Buy”, raising target price by 75% to HK\$14.80
- **Greentown China Redeems Unlisted US\$500,000,000 Senior Perpetual Capital Securities Callable 2021**
  - Greentown China announced that on 28 December 2021, the Company had redeemed in full the unlisted US\$500,000,000 senior perpetual capital securities callable 2021

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## Company News

### • Greentown China's Recent Awards and Honors

- On 12 December 2021, Mr. Guo Jiafeng, CEO of Greentown China was named "China's Top 10 Real Estate CEOs of the Year"
- On 16 December 2021, Greentown China won three awards, including "Top 10 Listed Companies in Real Estate Industry by Growing Potential (1st Place)" in China Financial Billboard
- On 16 December 2021, Greentown China won "Top 1 Chinese Real Estate Enterprises by Super Product Power in 2021", "Top 10 Chinese Real Estate Enterprises by Construction in 2021", and other honors

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