



Pre-sales Overview

In January 2022, the Greentown Group (including Greentown China Holdings Limited and its subsidiaries, together with its joint ventures and associates) launched 12 new self-investment projects in whole or in phases, with a total saleable area of approximately 410,000 sqm.

Greentown Group sold 4,795 units of self-investment projects with a saleable area of approximately 490,000 sqm in January 2022. Monthly sales* reached approximately RMB11 billion, with an approximate average selling price of RMB22,369 per sqm. In January 2022, Greentown Group recorded a saleable area of 520,000 sqm, with a contracted sales amounting to approximately RMB11.7 billion; of which approximately RMB5.7 billion was attributable to the Greentown Group. As at 31 January 2022, in addition to contracted sales, Greentown Group recorded subscription sales of RMB4.3 billion, of which approximately RMB1.9 billion was attributable to Greentown Group.

In January 2022, 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 180,000 sqm, with a total contracted sales amount of approximately RMB2.9 billion.

Taking into account all of the above, for the one month ended 31 January 2022, Greentown Group recorded a total saleable area of approximately 700,000 sqm, with a total contracted sales of approximately RMB14.6 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\$12.94*

Shares Outstanding:

2,500M

52-week Share Price:

HK\$8.09 – HK\$14.04

Market Cap:

HK\$32,356M*



Company News

Greentown China Redeems US\$500,000,000 Senior Perpetual Capital Securities Callable in 2022

- On 8 February, Greentown China redeemed a total of US\$500,000,000 senior perpetual capital securities callable in 2022

Greentown China Proposes Green Financing Framework with Inaugural Green Bond Issuance

- On 20 January, Greentown China successfully issued 3-year US\$400,000,000 2.3% credit enhanced bonds with a standby letter of credit (SBLC). This is the first green bonds issued by Greentown China under its newly established Green Financing Framework and is another milestone on the road to "full value, high quality" sustainable development. International rating agency S&P has assigned this USD-denominated bond a "BBB-" rating

S&P States Greentown China's Financing Channels Remain Open

- On 12 January, international rating agency S&P issued a brief news review stating that Greentown China's continuous refinancing channels provided support to weather industry down cycle and had a comparative advantage in an adverse funding environment

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Company News

Moody's Affirms Greentown China's Ba3 Ratings; Outlook Stable

- On 11 January, international rating agency Moody's maintained Greentown China's Ba3 corporate family rating (CFR) and senior unsecured rating with a stable outlook. Moody's believes Greentown will maintain its stable credit quality, adequate liquidity and access to funding over the next 6-12 months

Greentown Real Estate Completes Issuance of RMB2,600,000,000 Medium-Term Notes

- On 7 January, Greentown China's wholly-owned subsidiary, Greentown Real Estate Group Co., Ltd. successfully issued the first tranche of medium-term notes for 2022, which gained broad investor recognition. Details of the result of the issuance are as follows:

Issue Amount	Tenor	Coupon Rate	Notes Rating
RMB 2.6 bn	3 years	3.62%	AAA

IR Contact

Tel: Hong Kong: (+852) 2530 0996
Hangzhou: (+86) 571 8790 2207 / 571 8790 2676

Email: ir@chinagreentown.com