



Pre-sales Overview

In November 2022, the Greentown Group (including Greentown China Holdings Limited and its subsidiaries, together with its joint ventures and associates) launched 46 new self-investment projects in whole or in phases, with a total saleable area of approximately 540,000 sqm.

Greentown Group sold 6,494 units of self-investment projects with a saleable area of approximately 840,000 sqm in November 2022. Monthly sales* reached approximately RMB22.7 billion, with an approximate average selling price of RMB27,032 per sqm. From January to November 2022, Greentown Group recorded a saleable area of 6,960,000 sqm, with a contracted sales amounting to approximately RMB185.6 billion; of which approximately RMB105.7 billion was attributable to the Greentown Group. As at 30 November 2022, in addition to contracted sales, Greentown Group recorded subscription sales of RMB7.8 billion, of which approximately RMB4.4 billion was attributable to Greentown Group.

In November 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 610,000 sqm, with a total contracted sales amount of approximately RMB10.8 billion. From January to November 2022, the total contracted sales of the projects under project management reached approximately RMB77.4 billion, with a total saleable area of approximately 5,330,000 sqm.

Taking into account all of the above, for the eleven months ended 30 November 2022, Greentown Group recorded a total saleable area of approximately 12,290,000 sqm, with a total contracted sales of approximately RMB 263 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\$13.50*

Shares Outstanding:

2,532M

52-week Share Price:

HK\$6.79 – HK\$18.50

Market Cap:

HK\$34,182M*



Other Highlights

Greentown China Included in “Hang Seng Stock Connect Hong Kong Top Shareholding 50 Index”

- On November 18, Greentown China was included in “Hang Seng Stock Connect Hong Kong Top Shareholding 50 Index”, effective from December 5. The index tracks the performance of the 50 most popular Hong Kong-listed companies held by Mainland investors via Stock Connect, which has become an ideal indicator of capital flow preferences in the mainland and Hong Kong cross-border markets.

Greentown Real Estate Plans to Repurchase its Domestic Bonds

- On November 23, Greentown China announced that the Company intended to purchase the domestic bonds issued by its subsidiary, Greentown Real Estate, including (i) Bonds on the Shanghai Stock Exchange, initial purchase size ranging from RMB0.5 bn to RMB2 bn; (ii) Interbank Bonds, initial purchase size ranging from RMB0.5 bn to RMB3 bn. The Company understands that the substantial shareholders of the Company are confident in the development prospects of the Group and support the above bonds purchase arrangements which are in line with the overall interests of the Company.

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Other Highlights

Greentown China Repurchased Senior Notes with Principal Amount of US\$9,000,000

- Greentown China announced that as of November 29, the Company has repurchased an aggregate principal amount of US\$3,500,000 of 4.7% Notes and an aggregate principal amount of US\$5,500,000 of 5.65% Notes from the open market. The notes being repurchased will be cancelled according to their respective terms, and the Company may consider to make further repurchase of the abovementioned notes as and when appropriate.

Greentown China Signed Strategic Cooperation with Several Banks, and Obtained Credit Line of over RMB400 bn

- From November 24 to December 5, Greentown China signed strategic cooperation agreements with 13 banks, including Industrial and Commercial Bank of China, Bank of China, Agricultural Bank of China, Bank of Communications, Postal Savings Bank of China, China Zheshang Bank, China Industrial Bank, China CITIC Bank, Bank of Hangzhou, Shanghai Pudong Development Bank, China Everbright Bank, Ping An Bank, and China Merchants Bank, with total proposed credit line over RMB400 bn. The scope of cooperation covers several fields, including real estate project loans, bank's letters of guarantee on pre-sale funds, merger and acquisition loans, bond underwriting and investment, and overseas loans under domestic guarantees.

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