



Newsletter of May 2011

Share Information

Stock Code: 3900.HK

Share Price: HK\$ 8.02*

52-week share price:

HK\$7.00 - HK\$10.16

Shares Outstanding: 1,639M

Market Cap: HK\$ 13,147M*

FYE: 31 Dec

* As at 6 May 2011

Pre-sale Overview

In April 2011, the Greentown Group launched a total of 9 new projects or phases of projects, with total salable area of approximately 140,000 sq.m. The monthly presale rate of the newly launched projects was approximately 51%.

Sales performance of major newly launched projects in

Project Name	Project Type	Saleable Area Launched	Sold Area	Sales	Pre-sales Rate	ASP
		sq.m.	sq.m.	RMB million	by GFA	RMB/sq.m
Shanghai Yulan Garden	Flat Mansion	30,831	11,395	595	37%	52,216
Hangzhou Orchid Residence	Apartment	11,201	6,239	355	56%	56,898
Hangzhou Sapphire Mansion	Service Apartment	19,225	9,417	350	49%	37,166
Deqing Yingxi Arcadia	Flat Mansion	13,289	10,140	129	76%	12,722
Zhengzhou Zhongmou Lily Garden	Apartment	18,122	18,122	102	100%	5,629
Hangzhou Jade Lake Rose Garden	French Courtyard	8,399	3,934	87	47%	22,113
Others		37,899	11,075	124	29%	11,196
Total		138,966	70,322	1,742	51%	24,772



In April 2011, the Greentown Group recorded total contracted sales of 652 units, with total saleable area of approximately 100,000 sq.m. while total contracted sales proceeds were RMB 1.9 billion. For the 4 months ended 30 April 2011, the Greentown Group achieved a YTD sales of RMB 13.2 billion, of which RMB 8.3 billion was attributable to the Group.

(All figures contained in this newsletter are unaudited)

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