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NEWSLETTER

Newsletter of July 2011

Pre-sale Overview

In June 2011, the Greentown Group launched a total of 13 new projects or phases of projects, with total salable area of approximately 330,000 sqm.

Sales performance of major newly launched projects in June 2011 is set out below:

Project Name	Project Type	Saleable Area Launched	Area Sold	Sales	ASP
		sqm		sqm	
Hangzhou Orchid Residence	Apartment	39,083	12,753	706	55,361
Qingdao Ideal City	Apartment	114,543	65,996	856	12,970
Hangzhou Yunqi Rose Garden	Townhouse	11,194	5,162	313	60,638
Shanghai Rose Garden	Villa	7,471	2,191	267	121,840
Zhuji Greentown Plaza	Villa, Apartment, Retail	21,666	12,187	238	19,529
Others		140,138	20,171	395	19,583
Total		334,095	118,460	2,775	23,426

Share Information

Stock Code: 3900.HK

Share Price: HK\$ 6.97*

52-week share price:

HK\$6.70 - HK\$10.16

Shares Outstanding: 1,640M

Market Cap: HK\$ 11,428M*

FYE: 31 Dec

* As at 13 July 2011



In June 2011, the Greentown Group recorded total contracted sales of 867 units, with total saleable area of approximately 150,000 sqm. while total contracted sales proceeds were RMB 3.6 billion. For the 6 months ended 30 June 2011, the Greentown Group achieved a YTD sales of RMB 20.3 billion (including RMB 2.7 billion agreement sales), of which approximately RMB 13.1 billion was attributable to the Group.

New Projects Acquired during the Month

Shanghai Changfeng Lot 10 Commercial project

The project is located Putuo district, Shanghai City. The site is connected to Zhongjiang Road in the east, Huding Road in the West and Tongpu Road in the North. The land will be developed for commercial and office purposes with a total site area of approximately 90,000 sqm and a planned above-ground GFA of approximately 230,000 sqm. Total land cost was RMB 2.43 billion. The land was acquired through auction in the open market. The Group owns 37.5% equity interest in the project.

Shandong Xueye Lake Project

The project is located Laicheng district, Laiwu City, Shandong Province. The site is connected to Xueye Lake in the South, Dongzhanli Village in the North and Beibaizuo Village in the East. The land will be developed for residential and commercial purposes with a total site area of approximately 180,000 sqm and a total planned above-ground GFA of approximately 170,000 sqm. The land was acquired by the Group through acquisition with equity interest of 49% at a consideration of RMB 24.5 million.

(All figures contained in this newsletter are unaudited)

IR Contact

Mr. Simon Fung
Chief Financial Officer
Tel: +86 571 8839 1288
Fax: +86 571 8790 1717
Email: simonfung@chinagreentown.com

Ms. Tiffany Cheung
Head, Investor Relations
Tel: +852 2523 3138
Fax: +852 2523 3137
Email: tiffany@chinagreentown.com

Ms. Dilys Li
Investor Relations
Tel: +852 2530 0996
Fax: +852 2523 3137
Email: dilys@chinagreentown.com