



## Share Information Pre-sale Overview

Stock Code:  
**03900.HK**

Share Price:  
**HK\$15.08\***

52-week Share Price:  
**HK\$7.69 -**  
**HK\$17.00**

Shares Outstanding:  
**2,155M**

Market Cap:  
**HK\$32.50B\***

FYE: 31 Dec

\* As at 8 August 2013

In July 2013, Greentown Group launched a total of 12 new projects or phases of projects, with total saleable area of approximately 220,000 sqm.

Sales performance of major newly launched projects in July 2013 are set out below:

Project	Project Type	Saleable Area Launched sqm	Area Sold sqm	Sales RMB million	ASP RMB/sqm
Xinjiang Lily Apartment	Apartment	65,138	38,087	635	16,670
Shandong Dongying Ideal City	Apartment	32,656	29,916	239	8,000
Wuzhen Yile College Project	Apartment	12,327	12,053	145	12,032
Shandong Dongying Ideal City	Apartment	17,674	14,688	113	7,680
Hangzhou Hope Town	Apartment	7,696	5,444	81	14,852
An'ji Taohuayuan	Apartment	3,621	3,621	75	20,701
Taizhou Begonia Garden	Apartment	10,195	3,876	62	15,971
Taizhou Ningjiang Mingyue	Apartment	37,901	4,650	61	13,095
Others		34,368	4,758	155	32,577
<b>Total</b>		<b>221,576</b>	<b>117,093</b>	<b>1,566</b>	<b>13,380</b>



In July 2013, Greentown Group recorded total sales of 1,737 units, with total saleable area of approximately 280,000 sqm. Monthly sales amounted to approximately RMB4.8 billion, with ASP of RMB17,600/sqm.

For the 7 months ended 31 July 2013, Greentown Group recorded a total saleable area of 1,630,000 sqm, and achieved total contracted sales of approximately RMB33.9 billion, representing a YoY increase of 49%, of which approximately RMB17.5 billion was attributable to the Group. As of 31 July 2013, in addition to contracted sales, Greentown Group recorded agreement sales of RMB3.2 billion, of which approximately RMB1.5 billion was attributable to the Group.

## Newly acquired projects of the month

On 12 July 2013, the Company acquired a 45% state-owned equity interest of Hangzhou Metro Wulin Properties Company Limited (杭州地鐵武林置業有限公司) at the base price of approximately RMB1.35 billion by way of open tender. The project held by the company is the most important superstructure composite development of Hangzhou's Metro #1 Line. The project has a total area of, a total area of 23,000 sqm with floor area ratio of 6.63 and construction area of 244,000 sqm.

On 24 July 2013, by way of open auction, Shanghai Sunac Greentown Investment Holding Co., Ltd. (上海融創綠城投資控股有限公司), (50% attributable to Greentown) acquired a piece of land located in Shanghai Tilanqiao with a consideration of approximately RMB1,044 million. Land price was approximately RMB27,000 per sqm. Total ground area of the land was 10,239.2 sqm. The project is for commercial use.



## More than a dozen awards granted to our annual report

The Company is pleased to announce its 2012 annual report, with design concept of a photo album, obtained a total of 15 awards from two prestigious international annual reports competitions organized by the MerComm Inc. 2012 International ARC Awards, which is widely recognized as the “Academy Awards of Annual Reports,” and the League of American Communications Professionals LLC (“LACP”) 2012 Vision Awards. Every year, Greentown China puts full efforts on the production of annual report, aim at fulfilling investors’ concerns with highlighting the pursue of “Beauty” of the Company. The honours bestowed by the two international organizations are proof that the management's effort on enhancing investor relations has been well recognized by investors public.

## Credit Rating Upgrade

S&P Upgrades Greentown China by two notches from B to BB-; Outlook Stable.

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