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# Greentown China Holdings Limited

## 綠城中國控股有限公司\*

(incorporated in the Cayman Islands with limited liability)  
(Stock Code: 3900)

### ACQUISITIONS BY AN ASSOCIATE COMPANY OF REAL ESTATE PROJECT COMPANIES

This announcement is made by the Company pursuant to Rule 13.09 of the Listing Rules.

On 27 October 2006, ZGX, an associate of the Company, entered into agreements with various parties for the acquisition of 100% equity interests of 4 real estate project companies.

The Directors are of the view that the Acquisitions will enlarge the land reserve of the Group, strengthen the strategic co-operation between the Company and Xizi Group, and further consolidate the leading position of the Group in the Zhejiang real estate market.

#### STRATEGIC CO-OPERATION WITH XIZI

On 18 September 2006, the Company entered into a Strategic Co-operation Framework Agreement with Xizi Group, an independent third party to the Company.

On 10 October 2006, ZGX was incorporated in China as a limited liability company with a registered capital of RMB100,000,000. The Company holds 50% equity interest in ZGX. Xizi, an associate of Xizi Group, holds the remaining 50% equity interest in ZGX. The business scope of ZGX is development and management of real estates, industrial investment and business information consulting.

#### ACQUISITIONS BY ZGX

On 27 October 2006, ZGX entered into four agreements with Xizi and its associates for the acquisition of 100% equity interests of the following 4 companies:

- Linan Xizi Real Estate Development Co., Ltd., a limited liability company incorporated in China, which is a project company for the development of Rose Creek Valley (玫瑰溪谷) project;
- Zhejiang Xizi Real Estate Co., Ltd., a limited liability company incorporated in China, which is a project company for the development of Tulip Bank (郁金香岸) project;
- Kunshan Jianxing Real Estate Co., Ltd., a limited liability company incorporated in China, which is a project company for the development of Kunshan Greentown (昆山綠城) project; and
- Nantong Jiahui Real Estate Co., Ltd., a limited liability company incorporated in China, which is a project company for the development of Hupanju (湖畔居) project;

Please refer to the Appendix to this announcement for further details of the above projects.

#### BENEFIT FOR THE COMPANY FROM THE ACQUISITIONS

The Directors are of the view that, through the 50% equity interest in ZGX held by the Company, the Group will benefit from the Acquisitions for the following reasons:

- the land reserve of the Group will be enlarged;
- the strategic co-operation between the Company and Xizi Group will be strengthened; and
- the leading position of the Group in the Zhejiang real estate market will be further consolidated.

#### DEFINITIONS

In this announcement, the following capitalised terms shall have the following meanings:

“Acquisition”	acquisitions by the Company of the 100% equity interests in Zhejiang Xizi Real Estate Co., Ltd., Nantong Jiahui Real Estate Co., Ltd., Kunshan Jianxing Real Estate Co., Ltd. and Linan Xizi Real Estate Development Co., Ltd.
“Associate”	has the meaning ascribed thereto in the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited
“Company”	Greentown China Holdings Limited, a company incorporated in the Cayman Islands on 31 August 2005 with limited liability
“China”	the People’s Republic of China
“Directors”	the directors of the Company
“Group”	the Company and its subsidiaries
“RMB”	Renminbi, the legal currency of China
“Xizi”	Zhejiang Xizi Real Estate Group Co., Ltd., a limited liability company incorporated in China
“Xizi Group”	Xizi Elevator Group Co., Ltd., a limited liability company incorporated in China
“ZGX”	Zhejiang Greentown Xizi Real Estate Group Co., Ltd., a limited liability company incorporated in China on 10 October 2006

By order of the Board  
Greentown China Holdings Limited  
Song Weiping  
Chairman

Hangzhou, the PRC, 27 October 2006

\* For identification purpose only

*As at the date of this announcement, Mr. Song Weiping, Mr. Shou Bainian, Mr. Chen Shunhua and Mr. Guo Jiafeng are the executive Directors of the Company; Mr. Tsui Yiu Wa, Alec, Mr. Jia Shenghua, Mr. Jiang Wei, Mr. Sze Tsai Ping, Michael and Mr. Tang Shiding are the Independent Non-executive Directors of the Company.*

#### **Appendix: Details of the Projects**

##### **Rose Creek Valley (玫瑰溪谷)**

Rose Creek Valley is located at Jiangyang Village, Linan, Zhejiang Province. This project consists of two phases, all of which are under development. This project is being developed by Linan Xizi Real Estate Development Co., Ltd.

Phase I is expected to occupy a total site area of approximately 573,430 square meters and have an estimated total GFA of approximately 137,688 square meters. It will primarily consist of villas with an aggregate of 118,638 square meters of residential space and 2,500 square meters of commercial space. Construction of this phase commenced in March 2006 and is expected to be completed in June 2010.

Phase II is expected to occupy a total site area of approximately 401,260 square meters and have an estimated total GFA of approximately 102,311 square meters. It will primarily consist of villas with an aggregate of 94,311 square meters of residential space. Construction of this phase is expected to commence in June 2009 and be completed in December 2012.

##### **Tulip Bank (郁金香岸)**

Tulip Bank is located at Huangshan Village, Wenyan Township, Xiao Shan District, Hangzhou, Zhejiang Province. This project consists of two phases, all of which are under development. This project is being developed by Hangzhou Xizi Real Estate Co., Ltd.

Phase I is expected to occupy a total site area of approximately 50,000 square meters and have an estimated total GFA of approximately 113,462 square meters. It will primarily consist of high-rise apartment buildings and villas with an aggregate of 98,846 square meters of residential space, 3,120 square meters of commercial space and 146 parking spaces. Construction of this phase commenced in October 2005 and is expected to be completed in August 2008. As of June 30, 2006, 10,232 square meters of residential space in this phase have been pre-sold.

Phase II is expected to occupy a total site area of approximately 101,333 square meters and have an estimated total GFA of approximately 196,005 square meters. It will primarily consist of high-rise buildings and villas with an aggregate of 145,132 square meters of residential space, 9,976 square meters of commercial space and 723 parking spaces. Construction of this phase is expected to commence in April 2007 and be completed in March 2010.

##### **Kunshan Greentown (昆山綠城)**

Kunshan Greentown is located at Dianshanhu, Kunshan, Jiangsu Province. This project is being developed by Kunshan Jianxing Real Estate Co., Ltd.

This project is expected to occupy a total site area of approximately 146,252 square meters and has an estimated total GFA of approximately 108,334 square meters. It will primarily consist of villas with an aggregate of 70,419 square meters of residential space. Construction of this project is expected to commence in June 2007 and be completed in December 2008.

##### **Hupanju (湖畔居)**

Hupanju is located at Rudong County, Nantong, Jiangsu Province. This project consists of three phases, all of which are under development. This project is being developed by Nantong Jiahui Real Estate Co., Ltd.

Phase I is expected to occupy a total site area of approximately 42,257 square meters and has an estimated total GFA of approximately 65,217 square meters. It will primarily consist of low-rise apartment buildings and villas with an aggregate of 51,135 square meters of residential space, 6,586 square meters of commercial space and 43 parking spaces. Construction of this phase commenced in August 2006 and is expected to be completed in June 2008.

Phase II is expected to occupy a total site area of approximately 51,983 square meters and has an estimated total GFA of approximately 69,077 square meters. It will primarily consist of low-rise apartment buildings and villas with an aggregate of 67,966 square meters of residential space and 42 parking spaces. Construction of this phase is expected to commence in August 2007 and be completed in September 2009.

Phase III is expected to occupy a total site area of approximately 54,701 square meters and has an estimated total GFA of approximately 67,089 square meters. It will primarily consist of low-rise apartment buildings with an aggregate of 63,059 square meters of residential space and 27 parking spaces. Construction of this phase is expected to commence in August 2008 and be completed in September 2010.

“Please also refer to the published version of this announcement in The Standard.”