



Market Facts

HKEx: 3900

* As at 8 April 2008

Share Price: HK\$ 7.98*

Range Since Debut:

Low

HK\$ 5.85 (20 Mar 2008)

High

HK\$ 19.72 (24 July 2007)

Shares Outstanding:

1,537M

Market Cap: HK\$ 12.265M*

FYE: 31 Dec

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2008 April Newsletter

Business Review

Seven projects were launched in March. Total transactions of GFA 76,175 sqm amounted to RMB905.03 million, representing an increase of 56% from RMB578 million recorded same period last year. Pre-sale revenue in the first quarter reached approximately RMB1.4 billion, representing an increase of 32% compared to corresponding quarter last year.

Looking into Hangzhou where the Company's head office is situated, according to the data from 《住在杭州網》, properties transactions in Hangzhou totalled 2,037 units in March, which is a double of that in February. Average price recorded RMB14,250 /sqm, representing a rise of 14.9% and 49.8% when compared to February and last year respectively.

329 units of Lijiang Apartment were first launched on 24 March. 300 units were sold in a week, achieving sales rate of 91%. With reference to the prices remaining at the level in the second half last year, transactions of other projects are shown below:

Lanting (75 units); Beijing Baihe Apartment (73 units); Deqing Guihua City (48 units); Haining Baihe New City (33 units); Hefei Guihua Garden (28 units); Deqing Xizi Baihe (27 units); Changsha Guihua City (25 units) and Zhoushan Guihua City (23 units).

The Company will launch 9 projects with approximately 350,000 sqm in April, which includes 2 new projects, namely Crown Garden (皇冠花园) in Ningbo with 130,000 sqm and Weilan Apartment (蔚藍公寓) in Hangzhou with 40,000 sqm. Other relatively large projects are Zhengzhou Baihe Apartment with 66,000 sqm and Jade City with around 40,000 sqm.



Lijiang Apartment was well received in the market

Reminder

Greentown China Holdings Limited will hold board meeting on 21 April 2008 to approve the annual results of 2007.