

NOV
2010
NEWSLETTER

綠城中國控股有限公司

Greentown
China Holdings Limited



Market Information

HKEx: 3900

Share Price: HK\$ 9.16*

Range Since Debut:

Low: HK\$1.77 (28 Oct 2008)

High: HK\$19.72 (24 July 2007)

Shares Outstanding: 1,637M

Market Cap: HK\$ 14,995M*

FYE: 31 Dec

•As at 8 November 2010

Newsletter of November 2010

Pre-sale Overview

In October 2010, the Greentown Group launched a total of 24 new projects or phases of projects, with total salable area of approximately 510,000 sq.m. The monthly pre-sale rate of the newly launched projects was 56%.

Sales performance of major newly launched projects:

Project	Project type	Saleable area launched	Sold Area	Sales	Pre-sales rate	ASP
		sq.m.	sq.m.	RMB Million	by GFA	RMB/sq.m
Hangzhou Sincere Garden						
Shouchunyuan	Apartment	45,971	20,817	688	45%	33,050
Zhuji Greentown Plaza	Apartment	37,315	28,259	355	76%	12,562
Qingdao Jiaozhou Ziw ei Plaza	Apartment	51,331	32,540	209	63%	6,423
Shaoxing Lily Garden	Apartment	34,652	25,551	353	74%	13,816
Hangzhou South Moon	Apartment	58,186	35,077	1,037	60%	29,564
Xintai Yulan Garden	Apartment	23,912	20,810	131	87%	6,295
Shaoxing Yulan Garden	Apartment	60,829	39,272	642	65%	16,348
Lishui Spring River	Apartment	30,304	29,483	378	97%	12,821
Dalian Deep Blue Centre	Apartment	16,684	7,348	180	44%	24,496
Others		154,535	47,319	899	31%	18,999
Total		513,719	286,476	4,872	56%	17,006



In October 2010, the Greentown Group recorded total contracted sales of 2,184 units, with total saleable area of approximately 340,000 sq.m. while total contracted sales proceeds were RMB 6.2 billion, representing a YoY increase of 55%. For the 10 months ended 31 October 2010, the Greentown Group achieved YTD sales of RMB 42.2 billion, of which RMB26.5 billion was attributable to the Group.

New Project Acquired during the Month

Nantong Qidong Project

The project is located in Qidong City, Jiangsu Province. The site is connected to Minle East road in the south, Changjiang East road in the north, Huiyang road in the east, College road in the west. The land will be used for residential and commercial purposes with total site area of approximately 160,000 sq.m and total planned GFA of approximately 330,000 sq.m. This project was acquired by the Group for a total land cost of RMB660 million. The Group owns 51% interest in the project.

Transfer of Equity Interest

In October 2010, Beijing Greentown Investment, an wholly-owned subsidiary of Greentown China Holdings Limited, entered into a cooperation agreement with China Gezhouba Group Real Estate Development, a subsidiary owned as to 99.14% by China Gezhouba Group Company (a PRC company listed on the Shanghai Stock Exchange with stock code: 600068) in respect of the transfer of 51% equity interest in Beijing Eastern Greentown by Beijing Greentown Investment to China Gezhouba Group Real Estate Development, for a consideration of RMB25,500,000. Beijing Eastern Greentown is an wholly-owned subsidiary of Greentown China Holdings Limited, with a registered capital of RMB50,000,000 and owns the Beijing Tongzhou Project.

Upon completion of the transfer, Beijing Eastern Greentown will be owned by Beijing Greentown Investment and China Gezhouba Group Real Estate Development as to 49% and 51% respectively.

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B E A U T I E S I N L I F E S T A R T W I T H A D R E A M

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