



Country Garden Holdings Company Limited (“Country Garden” or the “Group”, stock code: 2007) is one of China’s leading integrated property developers. The Group runs a standardized management system, with business comprising construction, installation, fitting, project development, property management, as well as hotel development and management. In addition, “Country Garden” has been named by the PRC State Administration for Industry and Commerce as “China’s Well-known Trademark” in the property sector. The Company became a constituent stock of MSCI Global Standard Indices on 1 September 2007. It also became a constituent stock of Hang Seng Composite Index 200 and Hang Seng Mainland Composite Index on 10 September 2007.

Latest News

- As of 31 October 2011, the attributable gross floor area (GFA) (not site area, same as below) with land use right certificates is approximately 55.23 million sq. m. (excluding the GFA of which relevant land sales contracts were signed but the application for land use right certificates is in progress). Among which, the attributable GFA with construction permits is around 15.29 million sq. m. The Group has completed the master planning of projects with attributable GFA of approximately 7.06 million sq. m., and has submitted the application for the construction permits to related authorities.
- For the first ten months in 2011, the Group achieved contracted sales of approximately RMB36.9 billion and contracted GFA of approximately 5.85 million sq. m., representing a year-on-year growth of approximately 37% and 18% respectively. Moreover, as at 31 October 2011, the Group has approximately RMB3.9 billion transaction amount pending on final contract signing.



Breakdown by Development Status for Attributable GFA of Property Development with Land Use Rights (as of 31 October 2011)

Development Status Details	GFA ('000 sq. m)
GFA completed and pre-sold but not yet delivered (not site area) - The total GFA of properties completed and pre-sold but have not yet reached the delivery date as stipulated in the respective sales and purchase contract	1,390
GFA completed but unsold (not site area) - The total GFA of properties completed but unsold	2,800
GFA with construction permit obtained (not site area) - Among which, about 3.79 million sq. m. has already met pre-sale conditions and available for pre-sale	15,290
GFA under approval for construction permits (not site area) - Land use right certificates obtained; master planning, construction design and tender for construction completed with relevant documents submitted to government departments pending on construction approval. Once approved, construction will commence immediately	7,060
GFA in the process of master planning (not site area) - Land use right certificates obtained with master planning underway - Upon completion of planning (e.g. master planning), relevant documents will be submitted to government departments for construction approval	28,690
Total	55,230



Project Summary (as of 31 October 2011)

Number	Project	City (District)	Interest attributable to the Group (%)	Attributable GFA with land use right certificates ⁽¹⁾	Number	Project	City (District)	Interest attributable to the Group (%)	Attributable GFA with land use right certificates ⁽¹⁾
1.	Country Garden East Court	Guangzhou (Panyu)	100%	32,281	32.	Country Garden – Hill Lake Palace	Changsha (Ningxiang)	100%	550,485
2.	Shawan Country Garden	Guangzhou (Panyu)	100%	0	33.	Country Garden Lakeside City ⁽²⁾	Hefei (Chaohu)	100%	784,141
3.	Huanan Country Garden (Phases 1-5 & 7)	Guangzhou (Panyu)	100%	75,509	34.	Shanwei Country Garden	Shanwei (Shanwei)	100%	217,733
4.	Huanan Country Garden – Phase 6	Guangzhou (Panyu)	50%	7,030	35.	Wuhan Country Garden	Wuhan (Hanan)	100%	801,297
5.	Licheng Country Garden	Guangzhou (Zengcheng)	100%	7,726	36.	Shaoguan Country Garden – Sun Palace	Shaoguan (Xilian)	100%	3,307,738
6.	Country Garden Phoenix City	Guangzhou (Zengcheng)	100%	1,277,962	37.	Haicheng Country Garden	Anshan (Haicheng)	100%	556,341
7.	Nansha Country Garden	Guangzhou (Nansha)	100%	1,252	38.	Xing'anmeng Country Garden	Xing'anmeng (Keyouqianqian)	100%	843,834
8.	Holiday Islands – Huadu	Guangzhou (Huadu)	100%	152,382	39.	Chizhou Country Garden	Chizhou (Chizhou)	100%	226,020
9.	Shunde Country Garden (incl. Country Garden West Court)	Foshan (Shunde)	100%	179,850	40.	Country Garden – Hill Lake City ⁽²⁾	Maanshan (Hexian)	100%	724,697
10.	Jun'an Country Garden	Foshan (Shunde)	90%	27,824	41.	Sihui Country Garden	Zhaoqing (Sihui)	100%	2,127
11.	Peninsula Country Garden	Foshan (Shunde)	100%	1,302	42.	Xianning Country Garden	Xianning (Xian'an)	100%	423,623
12.	Gaoming Country Garden	Foshan (Gaoming)	100%	252,456	43.	Country Garden – Hot Spring City	Xianning (Xian'an)	100%	951,776
13.	Nanhai Country Garden	Foshan (Nanhai)	100%	17,869	44.	Suizhou Country Garden	Suizhou (Chengnan)	100%	1,194,176
14.	Heshan Country Garden	Jiangmen (Heshan)	100%	635,704	45.	Changshou Country Garden	Chongqing (Changshou)	100%	56,680
15.	Wuyi Country Garden	Jiangmen (Pengjiang)	100%	193,745	46.	Tongliao Country Garden	Tongliao (Keerqin)	100%	1,515,438
16.	Xinhui Country Garden	Jiangmen (Xinhui)	100%	204,582	47.	Huangshan Country Garden	Huangshan (Huangshan)	100%	90,751
17.	Taishan Country Garden	Jiangmen (Taishan)	100%	2,154,216	48.	Anqing Country Garden	Anqing (Anqing)	100%	1,485,952
18.	Yangdong Country Garden	Yangjiang (Yangdong)	100%	6,292	49.	Wuhu Country Garden	Wuhu (Sanshanqu)	100%	1,646,554
19.	Changsha Country Garden	Changsha (Changsha)	100%	375,961	50.	Yiyang Country Garden	Yiyang (Yiyang)	100%	525,843
20.	Zhaoqing Lanling Residence	Zhaoqing (Gaoyao)	100%	100,965	51.	Chaohu Country Garden ⁽²⁾	Hefei (Chaohu)	100%	706,477
21.	Zhaoqing Country Garden	Zhaoqing (Gaoyao)	51%	68,441	52.	Liuyang Country Garden	Changsha (Liuyang)	100%	261,627
22.	Shaoguan Country Garden	Shaoguan (Zhenjiang)	100%	833,879	53.	Maoming Country Garden	Maoming (Maonan)	100%	332,446
23.	Taizhou Country Garden	Taizhou (Haining)	100%	357,237	54.	Yangshan Country Garden	Qingyuan (Yangshan)	100%	1,059,970
24.	Huiyang Country Garden	Huizhou (Huiyang)	90%	742,002	55.	Suihua Country Garden	Suihua (Beilin)	100%	182,583
25.	Manzhouli Country Garden	Hulunbeier (Manzhouli)	100%	1,523,419	56.	Tianjin Tanggu District Office Building	Tianjin (Tanggu)	100%	114,504
26.	Lechang Country Garden	Shaoguan (Lechang)	100%	486,800	57.	Tianjin Country Garden	Tianjin (Baifai)	100%	963,901
27.	Country Garden – Sun Palace	Shenyang (Daoyi)	100%	843,323	58.	Jingmen Country Garden	Jingmen (Duodao)	100%	613,595
28.	Shenyang Country Garden	Shenyang (Huashan)	100%	1,292,814	59.	Country Garden – Lychee Park	Guangzhou (Zengcheng)	100%	2,067
29.	Country Garden – Galaxy Palace	Shenyang (Yuhong)	100%	1,509,701	60.	Zhaoqing Country Garden – Hill Lake City	Zhaoqing (Gaoyao)	51%	90,281
30.	Country Garden – Phoenix City	Shenyang (Suijiatun)	100%	1,389,461	61.	Country Garden – Park Prime	Jiangmen (Heshan)	100%	175,221
31.	Enping Country Garden	Jiangmen (Enping)	100%	126,202	62.	Country Garden – Grand Garden	Guangzhou (Zengcheng)	100%	940,545

Notes:

1. Excluding common facilities and delivered area
2. Due to the re-organization of the administrative regions in Chaohu, the Group's corresponding projects now belong to either Hefei or Ma'anshan.

(Continued next page)

3



Project Summary (as of 31 October 2011)

Number	Project	City (District)	Interest attributable to the Group (%)	Attributable GFA with land use right certificates ⁽¹⁾	Number	Project	City (District)	Interest attributable to the Group (%)	Attributable GFA with land use right certificates ⁽¹⁾
63.	Country Garden – Sunshine Coast	Jiangmen (Kaiping)	100%	4,171	81.	Fengkai Country Garden	Zhaoqing (Fengkai)	100%	180,221
64.	Holiday Islands - Qingyuan	Qingyuan (Qingcheng)	100%	170,207	82.	Country Garden Grand Garden	Shenyang (Qipanshan)	100%	132,353
65.	Country Garden Wonderland	Foshan (Nanhai)	100%	142,898	83.	Haifeng Country Garden	Shanwei (Haifeng)	100%	357,300
66.	Dalang Country Garden	Dongguan (Dalang)	100%	368,668	84.	Country Garden – Triumph Palace	Wuxi (Xishan)	100%	165,697
67.	Country Garden Grand Palace	Guangzhou (Nansha)	100%	154,152	85.	Country Garden – Hill Lake Grand Palace	Jiangmen (Heshan)	80%	603,412
68.	Huaiji Country Garden	Zhaoqing (Huaji)	100%	24,653	86.	Xiangtan Country Garden	Xiangtan (Xiangtan)	100%	343,953
69.	Country Garden City Garden	Foshan (Chancheng)	90%	382,469	87.	Ronggui Country Garden	Foshan (Shunde)	100%	308,039
70.	Country Garden Grand Palace	Foshan (Shunde)	100%	354,012	88.	Country Garden – City Garden	Chuzhou (Laian)	100%	805,942
71.	Deqing Country Garden	Zhaoqing (Deqing)	100%	143,767	89.	Country Garden – Dongjiang Phoenix City	Heyuan (Yuancheng)	100%	930,774
72.	Yunfu Country Garden	Yunfu (Jinshan)	100%	394,431	90.	Meizhou Country Garden	Meizhou (Meizhou)	100%	312,903
73.	Beiliu Country Garden	Yulin (Beiliu)	100%	341,643	91.	Shilou Country Garden	Guangzhou (Panyu)	100%	142,055
74.	Jianghai Country Garden	Jiangmen (Jianghai)	100%	464,624	92.	Country Garden – Jade Bay	Jiangmen (Kaiping)	100%	785,649
75.	Xinhui Country Garden – Phase 4	Jiangmen (Xinhui)	100%	405,066	93.	Zhangjiajie Country Garden	Zhangjiajie (Yongding)	100%	383,322
76.	Country Garden – Ten Miles Beach	Huizhou (Huidong)	100%	3,142,939	94.	Country Garden Wonderland	Changsha (Ningxiang)	100%	207,141
77.	Country Garden – Springs City	Qingyuan (Fogang)	100%	512,796	95.	Country Garden – Grand Palace	Meizhou (Meixian)	100%	212,618
78.	Country Garden Grand Lake	Zhongshan (Wuguishan)	100%	74,573	96.	Country Garden – Shine Hill Lake City	Qingyuan (Qingcheng)	51%	702,421
79.	Country Garden – Phoenix City	Zhenjiang (Jurong)	100%	3,408,712	97.	Country Garden – Eco City	Wuhan (Hongshan)	55%	158,793
80.	Country Garden – Europe City	Chuzhou (Nanqiao)	100%	1,452,236	98.	Country Garden – Jade Hill	Chenzhou (Suxian)	100%	326,418
Total attributable GFA									55,227,638

Note:

1. Excluding common facilities and delivered area



Details of the 23 Hotels in Operation (as of 31 October 2011)

Hotel Name	Location	Actual/ *Estimated Opening Date	No. of Rooms	Star-rating ⁽¹⁾
Shunde Country Garden Holiday Resort	Shunde Country Garden	Feb 2000	152	4-star (in operation)
Guangzhou Country Garden Phoenix City Hotel	Country Garden – Phoenix City	Nov 2003	573	5-star (in operation)
Qingyuan Country Garden Holiday Islands Hotel	Qingyuan Holiday Islands Country Garden	Dec 2004	201	5-star (in operation)
Heshan Country Garden Phoenix City Hotel	Heshan Country Garden	Jul 2005	280	5-star (in operation)
Yangjiang Country Garden Phoenix Hotel	Yangdong Country Garden	May 2007	342	5-star (in operation)
Taishan Country Garden Phoenix Hotel	Taishan Country Garden	Nov 2007	337	5-star (in operation)
Wuyi Country Garden Phoenix Hotel	Wuyi Country Garden	Dec 2005	95	5-star rating standard (in operation)
Changsha Venice Palace Hotel	Changsha Country Garden	Oct 2007	343	5-star rating standard (in operation)
Zhaoqing Country Garden Phoenix Hotel	Zhaoqing Country Garden	Feb 2009	285	5-star rating standard (in operation)
Xinhui Country Garden Phoenix Hotel	Xinhui Country Garden	Mar 2009	374	5-star rating standard (in operation)
Gaoming Country Garden Phoenix Hotel	Gaoming Country Garden	Nov 2009	337	5-star rating standard (in operation)
Country Garden Phoenix Hot Spring Hotel	Country Garden – Hot Spring City	Nov 2009	335	5-star rating standard (in operation)
Chongqing Country Garden Phoenix Hotel	Changshou Country Garden	Sep 2010	336	5-star rating standard (in operation)
Jingmen Country Garden Phoenix Hotel	Jingmen Country Garden	Oct 2010	138	5-star rating standard (in operation)
Wuhu Country Garden Maritim Hotel	Wuhu Country Garden	Dec 2010	602	5-star rating standard (in operation)
Wuhan Country Garden Phoenix Hotel	Wuhan Country Garden	Jan 2011	334	5-star rating standard (in operation)
Binhu City Phoenix Hotel	Country Garden Lakeside City	Jan 2011	337	5-star rating standard (in operation)
Huangshan Country Garden Phoenix Hotel	Huangshan Country Garden	Mar 2011	376	5-star rating standard (in operation)
Shenyang Country Garden Holiday Hotel	Shenyang Country Garden	May 2011	50	5-star rating standard (in operation)
Shenyang Country Garden Maritim Hotel	Country Garden – Galaxy Palace	Jul 2011	631	5-star rating standard (in operation)
Tianjin Balizhou Country Garden Hotel	Tianjin Country Garden	Aug 2011	134	5-star rating standard (in operation)
Shaoguan Country Garden Phoenix Hotel	Shaoguan Country Garden	Aug 2011	335	5-star rating standard (in operation)
Suizhou Country Garden Phoenix Hotel	Suizhou Country Garden	Oct 2011	378	5-star rating standard (in operation)

Note:

- Hotels are only allowed to apply for star rating after one year of operation.



Details of the 19 Hotel Projects under Construction (as of 31 October 2011)

Hotel Name	Location	Actual/ *Estimated Opening Date	No. of Rooms	Star-rating ⁽¹⁾
Anqing Country Garden Phoenix Hotel ⁽²⁾	Anqing Country Garden	2011*	334	5-star rating standard (in trial operation)
Chizhou City Country Garden Phoenix Hotel ⁽³⁾	Chizhou Country Garden	2011*	338	5-star rating standard (in trial operation)
Ningxiang Country Garden Phoenix Hotel ⁽⁴⁾	Country Garden – Hill Lake Palace	2011*	129	5-star rating standard (in trial operation)
Lechang Country Garden Phoenix Hotel ⁽⁵⁾	Lechang Country Garden	2011*	129	5-star rating standard (in trial operation)
Chuzhou Country Garden Phoenix Hotel ⁽⁶⁾	Country Garden – Europe City	2011*	333	5-star rating standard (in trial operation)
Chaohu Phoenix Hotel	Chaohu Country Garden	2011*	336	5-star rating standard (under construction)
Yunfu Phoenix Hotel	Yunfu Country Garden	2011*	133	5-star rating standard (under construction)
Tianjin Phoenix Hotel	Independent Hotel	2013*	1,229	5-star rating standard (under construction)
Zhangjiajie Phoenix International Resort Hotel	Zhangjiajie Country Garden	2012*	1,121	5-star rating standard (under construction)
Tongliao Country Garden Phoenix Hotel	Tongliao Country Garden	2012*	134	5-star rating standard (under construction)
Fogang Hot Spring Hotel	Country Garden – Springs City	2011*	11	5-star rating standard (under construction)
Huiyang Phoenix Hotel	Huiyang Country Garden	2012*	133	5-star rating standard (under construction)
Country Garden Phoenix Hotel, Rushan Lake	Country Garden – Hill Lake City	2011*	456	5-star rating standard (under construction)
Taizhou Country Garden Phoenix Hotel	Taizhou Country Garden	2011*	330	5-star rating standard (under construction)
Beiliu Country Garden Phoenix Hotel	Beiliu Country Garden	2013*	207	5-star rating standard (under construction)
Foshan Country Garden Hilton Hotel	Country Garden City Garden	2012*	664	5-star rating standard (under construction)
Hilton Wuhan Optics Valley Hotel	Country Garden – Eco City	2013*	510	5-star rating standard (under construction)
Country Garden Phoenix City Hotel, Nanjing	Country Garden – Phoenix City	2012*	334	5-star rating standard (under construction)
Country Garden Silver Beach Hotel	Country Garden – Ten Miles Beach	2012*	384	5-star rating standard (under construction)

Notes:

- Hotels are only allowed to apply for star rating after one year of operation.
- Anqing Country Garden Phoenix Hotel commenced full trial operation.
- Chizhou City Country Garden Phoenix Hotel commenced partial trial operation on 28 January 2011.
- Ningxiang Country Garden Phoenix Hotel commenced full trial operation.
- Lechang Country Garden Phoenix Hotel commenced partial trial operation on 1 October 2011.
- Chuzhou Country Garden Phoenix Hotel commenced partial trial operation on 20 October 2011.