



**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 August 2011, the attributable gross floor area (GFA) (not site area, same as below) with land use right certificates is approximately 52.80 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 14.84 million sq. m. The Group has completed the master planning of projects with attributable GFA of approximately 6.22 million sq. m., and has submitted the application for the construction permits to related authorities.
- For the first eight months in 2011, the Group achieved contracted sales of approximately RMB29.8 billion and contracted GFA of approximately 4.72 million sq. m., representing a year-on-year growth of approximately 62% and 39% respectively. Moreover, as at 31 August 2011, the Group has approximately RMB3.2 billion transaction amount pending on final contract signing.
- Country Garden was accredited by Forbes as one of the “Asia’s Fab 50 Companies” – the best of Asia-Pacific’s biggest listed companies, and was one of the two property developers being selected.



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

Development Status Details	GFA ('000 sq. m)
<b>GFA completed and pre-sold but not yet delivered (not site area)</b> - 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	1,030
<b>GFA completed but unsold (not site area)</b> - The total GFA of properties completed but unsold	2,440
<b>GFA with construction permit obtained (not site area)</b> - Among which, about 2.96 million sq. m. has already met pre-sale conditions and available for pre-sale	14,840
<b>GFA under approval for construction permits (not site area)</b> - 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	6,220
<b>GFA in the process of master planning (not site area)</b> - 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	28,270
<b>Total</b>	<b>52,800</b>



## Project Summary (as of 31 August 2011)

Project	City (District)	Interest attributable to the Group (%)	Attributable GFA with land use right certificates <sup>(1)</sup>	Project	City (District)	Interest attributable to the Group (%)	Attributable GFA with land use right certificates <sup>(1)</sup>
Country Garden East Court	Guangzhou (Panyu)	100%	32,281	Country Garden – Hill Lake Palace	Changsha (Ningxiang)	100%	556,910
Shawan Country Garden	Guangzhou (Panyu)	100%	0	Country Garden Lakeside City	Chaohu (Zhongmiao)	100%	672,531
Huanan Country Garden (Phases 1-5 & 7)	Guangzhou (Panyu)	100%	75,509	Shanwei Country Garden	Shanwei (Shanwei)	100%	251,932
Huanan Country Garden – Phase 6	Guangzhou (Panyu)	50%	7,030	Wuhan Country Garden	Wuhan (Hanan)	100%	804,181
Licheng Country Garden	Guangzhou (Zengcheng)	100%	7,952	Shaoguan Country Garden – Sun Palace	Shaoguan (Xilian)	100%	3,330,982
Country Garden Phoenix City	Guangzhou (Zengcheng)	100%	1,330,912	Haicheng Country Garden	Anshan (Haicheng)	100%	565,156
Nansha Country Garden	Guangzhou (Nansha)	100%	1,252	Xing'anmeng Country Garden	Xing'anmeng (Keyouqianqi)	100%	847,746
Holiday Islands – Huadu	Guangzhou (Huadu)	100%	163,402	Chizhou Country Garden	Chizhou (Chizhou)	100%	252,376
Shunde Country Garden (incl. Country Garden West Court)	Foshan (Shunde)	100%	179,431	Country Garden – Hill Lake City	Chaohu (Hexian)	100%	751,480
Jun'an Country Garden	Foshan (Shunde)	90%	27,826	Sihui Country Garden	Zhaoqing (Sihui)	100%	1,267
Peninsula Country Garden	Foshan (Shunde)	100%	1,302	Xianning Country Garden	Xianning (Xian'an)	100%	437,694
Gaoming Country Garden	Foshan (Gaoming)	100%	253,151	Country Garden – Hot Spring City	Xianning (Xian'an)	100%	503,785
Nanhai Country Garden	Foshan (Nanhai)	100%	17,869	Suizhou Country Garden	Suizhou (Chengnan)	100%	1,213,848
Heshan Country Garden	Jiangmen (Heshan)	100%	635,579	Changshou Country Garden	Chongqing (Changshou)	100%	57,915
Wuyi Country Garden	Jiangmen (Pengjiang)	100%	220,563	Tongliao Country Garden	Tongliao (Keerqin)	100%	1,517,517
Xinhui Country Garden	Jiangmen (Xinhui)	100%	204,582	Huangshan Country Garden	Huangshan (Huangshan)	100%	96,096
Taishan Country Garden	Jiangmen (Taishan)	100%	2,160,452	Anqing Country Garden	Anqing (Anqing)	100%	1,489,076
Yangdong Country Garden	Yangjiang (Yangdong)	100%	6,674	Wuhu Country Garden	Wuhu (Sanshanqu)	100%	1,686,734
Changsha Country Garden	Changsha (Changsha)	100%	392,005	Yiyang Country Garden	Yiyang (Yiyang)	100%	529,516
Zhaoqing Lanling Residence	Zhaoqing (Gaoxin)	100%	101,408	Chaohu Country Garden	Chaohu (Nan'an)	100%	706,475
Zhaoqing Country Garden	Zhaoqing (Gaoyao)	51%	69,110	Liuyang Country Garden	Changsha (Liuyang)	100%	263,874
Shaoguan Country Garden	Shaoguan (Zhenjiang)	100%	910,022	Maoming Country Garden	Maoming (Maonan)	100%	231,792
Taizhou Country Garden	Taizhou (Haining)	100%	369,249	Yangshan Country Garden	Qingyuan (Yangshan)	100%	1,061,292
Huiyang Country Garden	Huizhou (Huiyang)	90%	742,173	Suihua Country Garden	Suihua (Beilin)	100%	188,474
Manzhouli Country Garden	Hulunbeier (Manzhouli)	100%	1,526,298	Tianjin Tanggu District Office Building	Tianjin (Tanggu)	100%	114,504
Lechang Country Garden	Shaoguan (Lechang)	100%	470,122	Tianjin Country Garden	Tianjin (Bailitai)	100%	939,935
Country Garden – Sun Palace	Shenyang (Daoyi)	100%	847,644	Jingmen Country Garden	Jingmen (Duodao)	100%	50,994
Shenyang Country Garden	Shenyang (Huashan)	100%	1,290,816	Country Garden – Lychee Park	Guangzhou (Zengcheng)	100%	2,067
Country Garden – Galaxy Palace	Shenyang (Yuhong)	100%	1,538,808	Zhaoqing Country Garden – Hill Lake City	Zhaoqing (Gaoyao)	51%	88,938
Country Garden – Phoenix City	Shenyang (Sujiatun)	100%	925,411	Country Garden – Park Prime	Jiangmen (Heshan)	100%	175,302
Enping Country Garden	Jiangmen (Enping)	100%	142,690	Country Garden – Grand Garden	Guangzhou (Zengcheng)	100%	940,889

Note:

1. Excluding common facilities and delivered area

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## Project Summary (as of 31 August 2011)

Project	City (District)	Interest attributable to the Group (%)	Attributable GFA with land use right certificates <sup>(1)</sup>	Project	City (District)	Interest attributable to the Group (%)	Attributable GFA with land use right certificates <sup>(1)</sup>
Country Garden – Sunshine Coast	Jiangmen (Kaiping)	100%	4,767	Fengkai Country Garden	Zhaoqing (Fengkai)	100%	180,264
Holiday Islands - Qingyuan	Qingyuan (Qingcheng)	100%	188,991	Country Garden Grand Garden	Shenyang (Qipanshan)	100%	132,353
Country Garden Wonderland	Foshan (Nanhai)	100%	142,898	Haifeng Country Garden	Shanwei (Haifeng)	100%	222,404
Dalang Country Garden	Dongguan (Dalang)	100%	375,735	Country Garden – Triumph Palace	Wuxi (Xishan)	100%	156,255
Country Garden Grand Palace	Guangzhou (Nansha)	100%	154,273	Country Garden – Hill Lake Grand Palace	Jiangmen (Heshan)	80%	603,412
Huaiji Country Garden	Zhaoqing (Huaji)	100%	73,902	Xiangtan Country Garden	Xiangtan (Xiangtan)	100%	356,102
Country Garden City Garden	Foshan (Chancheng)	90%	382,721	Ronggui Country Garden	Foshan (Shunde)	100%	308,039
Country Garden Grand Palace	Foshan (Shunde)	100%	365,348	Country Garden – City Garden	Chuzhou (Laiian)	100%	805,942
Deqing Country Garden	Zhaoqing (Deqing)	100%	176,470	Country Garden – Dongjiang Phoenix City	Heyuan (Yuancheng)	100%	924,637
Yunfu Country Garden	Yunfu (Jinshan)	100%	394,431	Meijiang Country Garden	Meizhou (Meijiang)	100%	312,903
Beiliu Country Garden	Yulin (Beiliu)	100%	327,605	Shilou Country Garden	Guangzhou (Panyu)	100%	142,055
Jianghai Country Garden	Jiangmen (Jianghai)	100%	468,313	Country Garden – Jade Bay	Jiangmen (Kaiping)	100%	501,600
Xinhui Country Garden – Phase 4	Jiangmen (Xinhui)	100%	405,213	Zhangjiajie Country Garden	Zhangjiajie (Yongding)	100%	383,322
Country Garden – Ten Miles Beach	Huizhou (Huidong)	100%	3,157,302	Country Garden Wonderland	Changsha (Ningxiang)	100%	208,328
Country Garden – Springs City	Qingyuan (Fogang)	100%	528,993	Country Garden – Grand Palace	Meizhou (Meixian)	100%	196,448
Country Garden Grand Lake	Zhongshan (Wuguishan)	100%	74,573	Country Garden Shine Hill Lake City	Qingyuan (Qingcheng)	51%	194,628
Country Garden – Phoenix City	Zhenjian (Jurong)	100%	3,401,387	Country Garden – Eco City	Wuhan (Hongshan)	55%	110,947
Country Garden – Europe City	Chuzhou (Nanqiao)	100%	1,452,236	<b>Total attributable GFA</b>			<b>52,797,598</b>

Note:

1. Excluding common facilities and delivered area



### Details of the 22 Hotels in Operation (as of 31 August 2011)

Hotel Name	Location	Actual/ *Estimated Opening Date	No. of Rooms	Star-rating <sup>(1)</sup>
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)

Note:

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



### Details of the 20 Hotel Projects under Construction (as of 31 August 2011)

Hotel Name	Location	Actual/ *Estimated Opening Date	No. of Rooms	Star-rating <sup>(1)</sup>
Suizhou Country Garden Phoenix Hotel <sup>(2)</sup>	Suizhou Country Garden	2011*	378	5-star rating standard (in trial operation)
Anqing Country Garden Phoenix Hotel <sup>(3)</sup>	Anqing Country Garden	2011*	334	5-star rating standard (in trial operation)
Chizhou City Country Garden Phoenix Hotel <sup>(4)</sup>	Chizhou Country Garden	2011*	338	5-star rating standard (in trial operation)
Ningxiang Country Garden Phoenix Hotel <sup>(5)</sup>	Country Garden – Hill Lake Palace	2011*	129	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)
Lechang Country Garden Phoenix Hotel	Lechang Country Garden	2011*	129	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)
Chuzhou Country Garden Phoenix Hotel	Country Garden – Europe City	2011*	336	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)

Note:

- Hotels are only allowed to apply for star rating after one year of operation.
- Suizhou Country Garden Phoenix Hotel commenced partial trial operation on 20 May 2009.
- 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.