



**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.

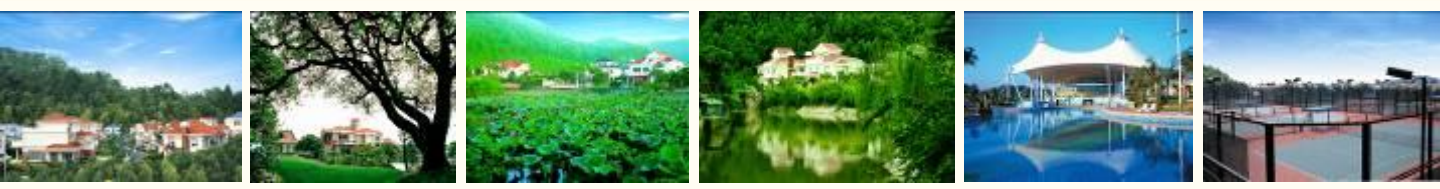
### **Latest News**

- As of 31 May 2012, the attributable gross floor area (GFA) (not site area, same as below) with land use right certificates or land title is approximately 55.66 million sq. m. (excluding the GFA successfully obtained but the application for land use right certificates is in progress). Among which, the attributable GFA with construction permits is around 15.87 million sq. m. The Group has completed the master planning of projects with attributable GFA of approximately 6.69 million sq. m., and has submitted the application for the construction permits to related authorities.
- For the first five months in 2012, the Group achieved contracted sales of approximately RMB12.84 billion and contracted GFA of approximately 2.12 million sq. m.. Moreover, as at 31 May 2012, the Group has approximately RMB3.11 billion transaction amount pending on final contract signing.



**Breakdown by Development Status for Attributable GFA of Property Development with Land Use Rights or Land Title (as of 31 May 2012)**

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	1,380
<b>GFA completed but unsold (not site area)</b> - The total GFA of properties completed but unsold	3,130
<b>GFA with construction permit obtained (not site area)</b> - Among which, about 3.91 million sq. m. has already met pre-sale conditions and available for pre-sale	15,870
<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	6,690
<b>GFA in the process of master planning (not site area)</b> - Land use right certificates or land title obtained with master planning underway - Upon completion of planning (e.g. master planning), relevant documents will be submitted to government departments for construction approval	28,590
<b>Total</b>	<b>55,660</b>



**Project Summary (as of 31 May 2012) – Projects in China**

Number	Project	City (District)	Interest attributable to the Group (%)	Attributable GFA with land use right certificates <sup>(1)</sup>	Number	Project	City (District)	Interest attributable to the Group (%)	Attributable GFA with land use right certificates <sup>(1)</sup>
1.	Country Garden East Court	Guangzhou (Panyu)	100%	32,281	32.	Country Garden – Hill Lake Palace	Changsha (Ningxiang)	100%	278,664
2.	Shawan Country Garden	Guangzhou (Panyu)	100%	0	33.	Country Garden Lakeside City	Hefei (Chaohu)	100%	556,330
3.	Huanan Country Garden (Phases 1-5 & 7)	Guangzhou (Panyu)	100%	2,939	34.	Shanwei Country Garden	Shanwei (Shanwei)	100%	173,974
4.	Huanan Country Garden – Phase 6	Guangzhou (Panyu)	50%	7,030	35.	Wuhan Country Garden	Wuhan (Hanan)	100%	750,847
5.	Licheng Country Garden	Guangzhou (Zengcheng)	100%	6,606	36.	Shaoguan Country Garden – Sun Palace	Shaoguan (Xilian)	100%	3,254,164
6.	Country Garden Phoenix City	Guangzhou (Zengcheng)	100%	994,668	37.	Haicheng Country Garden	Anshan (Haicheng)	100%	407,460
7.	Nansha Country Garden	Guangzhou (Nansha)	100%	1,252	38.	Xing'anmeng Country Garden	Xing'anmeng (Keyouqiang)	100%	781,798
8.	Holiday Islands – Huadu	Guangzhou (Huadu)	100%	129,618	39.	Chizhou Country Garden	Chizhou (Zhanqian)	100%	186,865
9.	Shunde Country Garden (incl. Country Garden West Court)	Foshan (Shunde)	100%	172,847	40.	Country Garden – Hill Lake City	Maanshan (Hexian)	100%	614,137
10.	Jun'an Country Garden	Foshan (Shunde)	90%	27,824	41.	Sihui Country Garden	Zhaoqing (Sihui)	100%	1,267
11.	Peninsula Country Garden	Foshan (Shunde)	100%	1,022	42.	Xianning Country Garden	Xianning (Xian'an)	100%	707,981
12.	Gaoming Country Garden	Foshan (Gaoming)	100%	134,025	43.	Country Garden – Hot Spring City	Xianning (Xian'an)	100%	950,390
13.	Nanhai Country Garden	Foshan (Nanhai)	100%	1,997	44.	Suizhou Country Garden	Suizhou (Chengnan)	100%	1,163,639
14.	Heshan Country Garden	Jiangmen (Heshan)	100%	543,737	45.	Changshou Country Garden	Chongqing (Changshou)	100%	70,225
15.	Wuyi Country Garden	Jiangmen (Pengjiang)	100%	185,942	46.	Tongliao Country Garden	Tongliao (Keerqin)	100%	1,514,430
16.	Xinhui Country Garden	Jiangmen (Xinhui)	100%	63,546	47.	Huangshan Country Garden	Huangshan (Tunxi)	100%	79,207
17.	Taishan Country Garden	Jiangmen (Taishan)	100%	2,094,913	48.	Anqing Country Garden	Anqing (Yingjiang)	100%	1,317,045
18.	Yangdong Country Garden	Yangjiang (Yangdong)	100%	2,028	49.	Wuhu Country Garden	Wuhu (Sanshanqu)	100%	1,606,319
19.	Changsha Country Garden	Changsha (Changsha)	100%	349,651	50.	Yiyang Country Garden	Yiyang (Yiyang)	100%	461,763
20.	Zhaoqing Lanling Residence	Zhaoqing (Gaoxin)	100%	100,638	51.	Chaohu Country Garden	Hefei (Chaohu)	100%	629,574
21.	Zhaoqing Country Garden	Zhaoqing (Gaoyao)	51%	68,394	52.	Liuyang Country Garden	Changsha (Liuyang)	100%	826,757
22.	Shaoguan Country Garden	Shaoguan (Zhenjiang)	100%	768,751	53.	Maoming Country Garden	Maoming (Maonan)	100%	339,673
23.	Taizhou Country Garden	Taizhou (Haining)	100%	278,698	54.	Yangshan Country Garden	Qingyuan (Yangshan)	100%	1,167,483
24.	Huiyang Country Garden	Huizhou (Huiyang)	90%	648,009	55.	Suihua Country Garden	Suihua (Beilin)	100%	180,013
25.	Manzhouli Country Garden	Hulunbeier (Manzhouli)	100%	1,518,659	56.	Country Garden - Deyu Building	Tianjin (Tanggu)	100%	114,504
26.	Lechang Country Garden	Shaoguan (Lechang)	100%	482,962	57.	Tianjin Country Garden	Tianjin (Baifai)	100%	897,270
27.	Country Garden – Sun Palace	Shenyang (Daoyi)	100%	841,068	58.	Jingmen Country Garden	Jingmen (Duodao)	100%	385,963
28.	Shenyang Country Garden	Shenyang (Huashan)	100%	1,273,109	59.	Country Garden – Lychee Park	Guangzhou (Zengcheng)	100%	2,067
29.	Country Garden – Galaxy Palace	Shenyang (Yuhong)	100%	1,543,948	60.	Zhaoqing Country Garden – Hill Lake City	Zhaoqing (Gaoyao)	51%	51,636
30.	Country Garden – Phoenix City	Shenyang (Suijiatun)	100%	1,375,493	61.	Country Garden – Park Prime	Jiangmen (Heshan)	100%	180,502
31.	Enping Country Garden	Jiangmen (Enping)	100%	115,033	62.	Country Garden – Grand Garden	Guangzhou (Zengcheng)	100%	642,301

Notes:  
 1. Excluding common facilities and delivered area



## Project Summary (as of 31 May 2012) – Projects in China

Number	Project	City (District)	Interest attributable to the Group (%)	Attributable GFA with land use right certificates <sup>(1)</sup>	Number	Project	City (District)	Interest attributable to the Group (%)	Attributable GFA with land use right certificates <sup>(1)</sup>
63.	Country Garden – Sunshine Coast	Jiangmen (Kaiping)	100%	3,174	85.	Country Garden – Triumph Palace	Wuxi (Xishan)	100%	170,965
64.	Holiday Islands - Qingyuan	Qingyuan (Qingcheng)	100%	119,053	86.	Country Garden – Hill Lake Grand Palace	Jiangmen (Heshan)	80%	603,412
65.	Country Garden Wonderland	Foshan (Nanhai)	100%	56,575	87.	Xiangtan Country Garden	Xiangtan (Xiangtan)	100%	343,953
66.	Dalang Country Garden	Dongguan (Dalang)	100%	248,428	88.	Ronggui Country Garden	Foshan (Shunde)	100%	308,039
67.	Country Garden Grand Palace	Guangzhou (Nansha)	100%	154,675	89.	Country Garden – City Garden	Chuzhou (Lai'an)	100%	802,480
68.	Huaiji Country Garden	Zhaoqing (Huaji)	100%	1,127	90.	Country Garden – Dongjiang Phoenix City	Heyuan (Yuancheng)	100%	907,696
69.	Country Garden City Garden	Foshan (Chancheng)	90%	371,969	91.	Meijiang Country Garden	Meizhou (Meijiang)	100%	297,326
70.	Country Garden Grand Palace	Foshan (Shunde)	100%	289,238	92.	Country Garden – Grand Garden	Dongguan (Tangxia)	70%	207,523
71.	Deqing Country Garden	Zhaoqing (Deqing)	100%	119,034	93.	Shilou Country Garden	Guangzhou (Panyu)	100%	166,064
72.	Yunfu Country Garden	Yunfu (Jinshan)	100%	340,369	94.	Country Garden – Jade Bay	Jiangmen (Kaiping)	100%	683,089
73.	Beiliu Country Garden	Yulin (Beiliu)	100%	278,841	95.	Zhangjiajie Country Garden	Zhangjiajie (Yongding)	100%	383,322
74.	Jianghai Country Garden	Jiangmen (Jianghai)	100%	401,811	96.	Country Garden Wonderland	Changsha (Ningxiang)	100%	131,571
75.	Xinhui Country Garden – Phase 4	Jiangmen (Xinhui)	100%	365,247	97.	Country Garden – Forest Hill Garden	Dongguan (Tangxia)	100%	392,317
76.	Country Garden – Ten Miles Beach	Huizhou (Huidong)	100%	4,600,731	98.	Country Garden – Grand Palace	Meizhou (Meixian)	100%	235,879
77.	Country Garden – Spring City	Qingyuan (Fogang)	100%	512,820	99.	Country Garden – Shine Hill Lake City	Qingyuan (Qingcheng)	51%	961,646
78.	Country Garden Grand Lake	Zhongshan (Wuguoshan)	100%	74,573	100.	Country Garden – Eco City	Wuhan (Hongshan)	55%	157,199
79.	Country Garden – Phoenix City	Zhenjiang (Jurong)	100%	3,027,757	101.	Country Garden – Jade Hill	Chenzhou (Suxian)	100%	310,003
80.	Country Garden – Europe City	Chuzhou (Nanqiao)	100%	1,455,121	102.	Country Garden Hill Lake Bay	Guangzhou (Narisna)	100%	496,264
81.	Fengkai Country Garden	Zhaoqing (Fengkai)	100%	179,816	103.	Country Garden – Phoenix City	Jinan (Zhangqiu)	100%	334,571
82.	Country Garden Grand Garden	Shenyang (Qipanshan)	100%	123,768	104.	Country Garden – Palm City	Wenchang (Tanniu)	100%	110,379
83.	Haifeng Country Garden	Shanwei (Haifeng)	100%	354,304	105.	Country Garden – Hill Lake Bay	Jiangmen (Xinhui)	100%	214,088
84.	Hangzhou Country Garden	Hangzhou (Xiasha)	100%	176,196					
Total attributable GFA									55,533,350

## Project Summary (as of 31 May 2012) — Project in Malaysia

Number	Project	City (District)	Interest attributable to the Group (%)	Attributable GFA with land title <sup>(1)</sup>
1.	Serendah Project	Selangor (Serendah)	55%	122,045
Total				122,045

Note:

1. Excluding common facilities and delivered area



### Details of the 28 Hotels in Operation (as of 31 May 2012)

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)
Gaoming Country Garden Phoenix Hotel	Gaoming Country Garden	Nov 2009	337	5-star (in operation)
Country Garden Phoenix Hot Spring Hotel, Xianning	Country Garden – Hot Spring City	Nov 2009	335	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)
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)
Country Garden Phoenix Hotel, Tianjin	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)
Lechang Country Garden Phoenix Hotel	Lechang Country Garden	Nov 2011	129	5-star rating standard (in operation)



### Details of the 28 Hotels in Operation (as of 31 May 2012)

Hotel Name	Location	Actual/ *Estimated Opening Date	No. of Rooms	Star-rating <sup>(1)</sup>
Ningxiang Country Garden Phoenix Hotel	Country Garden – Hill Lake Palace	Dec 2011	129	5-star rating standard (in operation)
Chuzhou Country Garden Phoenix Hotel	Country Garden – Europe City	Dec 2011	333	5-star rating standard (in operation)
Country Garden Phoenix Hotel, Rushan Lake	Country Garden – Hill Lake City	Dec 2011	456	5-star rating standard (in operation)
Fogang Hot Spring Hotel	Country Garden – Spring City	April 2012	11	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 May 2012)

Hotel Name	Location	Actual/ *Estimated Opening Date	No. of Rooms	Star-rating <sup>(1)</sup>
Anqing Country Garden Phoenix Hotel <sup>(2)</sup>	Anqing Country Garden	2012*	334	5-star rating standard (in trial operation)
Chizhou Country Garden Phoenix Hotel <sup>(3)</sup>	Chizhou Country Garden	2012*	338	5-star rating standard (in trial operation)
Taizhou Country Garden Phoenix Hotel <sup>(4)</sup>	Taizhou Country Garden	2012*	330	5-star rating standard (in trial operation)
Chaohu Phoenix Hotel	Chaohu Country Garden	2012*	336	5-star rating standard (under construction)
Yunfu Phoenix Hotel	Yunfu Country Garden	2012*	133	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)
Huiyang Phoenix Hotel	Huiyang Country Garden	2012*	133	5-star rating standard (under construction)
Beiliu Country Garden Phoenix Hotel	Beiliu Country Garden	2013*	207	5-star rating standard (under construction)
Tianjin Phoenix Hotel	Independent Hotel	2014*	1,229	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)



**Details of the 19 Hotel Projects under Construction (as of 31 May 2012)**

Hotel Name	Location	Actual/ *Estimated Opening Date	No. of Rooms	Star-rating <sup>(1)</sup>
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)
Country Garden Hotel, Haicheng	Haicheng Country Garden	2012*	294	5-star rating standard (under construction)
Country Garden Phoenix Hotel, Xing'anmeng	Xing'anmeng Country Garden	2013*	136	5-star rating standard (under construction)
Country Garden Resort Hotel, Meizhou	Country Garden – Grand Palace	2013*	50	4-star rating standard (under construction)
Phoenix Hotel, Yangshan	Country Garden – Yangshan	2013*	137	5-star rating standard (under construction)
Country Garden Phoenix Hotel, Kaiping	Country Garden – Jade Bay	2013*	289	5-star rating standard (under construction)

Notes:

1. Hotels are only allowed to apply for star rating after one year of operation.
2. Anqing Country Garden Phoenix Hotel commenced full trial operation.
3. Chizhou City Country Garden Phoenix Hotel commenced partial trial operation on 28 January 2011.
4. Taizhou Country Garden Phoenix Hotel commenced commenced partial trial operation on 28 December 2011.