



**Country Garden Holdings Company Limited** (“Country Garden” or the “Company”) together with its subsidiaries, (collectively, 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 28 February 2013, the attributable gross floor area (GFA) (not site area, same as below) with land use right certificates, development and operation rights or land title is approximately 56.81 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 14.51 million sq. m. The Group has completed the master planning of projects with attributable GFA of approximately 7.24 million sq. m., and has submitted the application for the construction permits to related authorities.
- For the first two months in 2013, the Group achieved contracted sales of approximately RMB12.45 billion and contracted GFA of approximately 1.8 million sq. m..
- For the year ended 31 December 2012, the Group’s total revenue reached approximately RMB41.89 billion, representing a year-on-year increase of approximately 20.6%. Profit attributable to owners of the Company rose to approximately RMB6.85 billion, posting a year-on-year increase of approximately 17.9%. Earnings per share amounted to approximately RMB38.06 cents, increased by approximately 14.3% compared with the year 2011<sup>1</sup>. Proposed final dividend per share is RMB13.86 cents (in the form of cash and/or shares at the choice of shareholders), increased by approximately 6.9% compared with the year 2011.
- In January 2013, the Group issued US\$750 million senior notes with 10-year tenor and 7.5% coupon rate. The issuance received significant oversubscription with the lowest cost among all the senior notes issued by Country Garden, which demonstrates investors’ recognition of the Group’s financial strength and operation model.

Note:

1. Earnings per share for the year ended 31 December 2011 has been adjusted for the effect of issuance of shares under the scrip dividend scheme in June 2012.



**Breakdown by Development Status for Attributable GFA of Property Development with Land Use Rights, Development and Operation Rights or Land Title (as of 28 February 2013)**

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	1,610
<b>GFA completed but unsold (not site area)</b> - The total GFA of properties completed but unsold	3,560
<b>GFA with construction permit obtained (not site area)</b> - Among which, about 3.47 million sq. m. has already met pre-sale conditions and available for pre-sale	14,510
<b>GFA under approval for construction permits (not site area)</b> - Land use right certificates, development and operation rights or land title 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	7,240
<b>GFA in the process of master planning (not site area)</b> - Land use right certificates, development and operation rights or land title obtained upon completion of planning (e.g. master planning), relevant documents will be submitted to government departments for construction approval	29,890
<b>Total</b>	<b>56,810</b>



## Project Summary (as of 28 February 2013) – Projects in China

Number	Project	City (District)	Interest attributable to the Company (%)	Attributable GFA <sup>(1)</sup>	Number	Project	City (District)	Interest attributable to the Company (%)	Attributable GFA <sup>(1)</sup>
1.	Country Garden East Court	Guangzhou (Panyu)	100%	32,281	32.	Country Garden – Hill Lake Palace	Changsha (Ningxiang)	100%	313,255
2.	Shawan Country Garden	Guangzhou (Panyu)	100%	0	33.	Country Garden Lakeside City	Hefei (Chaohu)	100%	550,798
3.	Huanan Country Garden (Phases 1-5 & 7)	Guangzhou (Panyu)	100%	801	34.	Shanwei Country Garden	Shanwei (Shanwei)	100%	512,629
4.	Huanan Country Garden – Phase 6	Guangzhou (Panyu)	50%	7,030	35.	Wuhan Country Garden	Wuhan (Hanan)	100%	430,548
5.	Licheng Country Garden	Guangzhou (Zengcheng)	100%	6,308	36.	Shaoguan Country Garden – Sun Palace	Shaoguan (Xilian)	100%	3,746,675
6.	Country Garden Phoenix City	Guangzhou (Zengcheng)	100%	589,454	37.	Haicheng Country Garden	Anshan (Haicheng)	100%	403,294
7.	Nansha Country Garden	Guangzhou (Nansha)	100%	1,252	38.	Xing'anmeng Country Garden	Xing'anmeng (Keyouqianqi)	100%	960,120
8.	Holiday Islands – Huadu	Guangzhou (Huadu)	100%	98,052	39.	Chizhou Country Garden	Chizhou (Zhanqian)	100%	68,977
9.	Shunde Country Garden (incl. Country Garden West Court)	Foshan (Shunde)	100%	252,669	40.	Country Garden – Hill Lake City	Maanshan (Hexian)	100%	717,226
10.	Jun'an Country Garden	Foshan (Shunde)	90%	27,047	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%	689,027
12.	Gaoming Country Garden	Foshan (Gaoming)	100%	108,838	43.	Country Garden – Hot Spring City	Xianning (Xian'an)	100%	847,825
13.	Nanhai Country Garden	Foshan (Nanhai)	100%	1,997	44.	Suizhou Country Garden	Suizhou (Chengnan)	100%	1,111,986
14.	Heshan Country Garden	Jiangmen (Heshan)	100%	417,089	45.	Changshou Country Garden	Chongqing (Changshou)	100%	47,281
15.	Wuyi Country Garden	Jiangmen (Pengjiang)	100%	104,046	46.	Tongliao Country Garden	Tongliao (Keerqin)	100%	1,542,218
16.	Xinhui Country Garden	Jiangmen (Xinhui)	100%	9,973	47.	Huangshan Country Garden	Huangshan (Turixi)	100%	65,383
17.	Taishan Country Garden	Jiangmen (Taishan)	100%	1,545,155	48.	Anqing Country Garden	Anqing (Yingjiang)	100%	1,170,277
18.	Yangdong Country Garden	Yangjiang (Yangdong)	100%	1,333	49.	Wuhu Country Garden	Wuhu (Sanshanqu)	100%	1,418,833
19.	Changsha Country Garden	Changsha (Changsha)	100%	211,125	50.	Yiyang Country Garden	Yiyang (Yiyang)	100%	1,169,222
20.	Zhaoqing Lanling Residence	Zhaoqing (Gaixin)	100%	99,460	51.	Chaohu Country Garden	Hefei (Chaohu)	100%	577,507
21.	Zhaoqing Country Garden	Zhaoqing (Gaoyao)	51%	57,764	52.	Liyang Country Garden	Changsha (Liyang)	100%	806,673
22.	Shaoguan Country Garden	Shaoguan (Zhenjiang)	100%	1,273,882	53.	Maoming Country Garden	Maoming (Maonan)	100%	159,328
23.	Taizhou Country Garden	Taizhou (Haining)	100%	223,045	54.	Yangshan Country Garden	Qingyuan (Yangshan)	100%	909,825
24.	Huiyang Country Garden	Huizhou (Huiyang)	90%	639,845	55.	Suihua Country Garden	Suihua (Beilin)	100%	107,532
25.	Manzhouli Country Garden	Hulunbeier (Manzhouli)	100%	1,527,924	56.	Country Garden - Deyu Building	Tianjin (Tanggu)	100%	114,504
26.	Lechang Country Garden	Shaoguan (Lechang)	100%	1,227,813	57.	Tianjin Country Garden	Tianjin (Baifai)	100%	762,691
27.	Country Garden – Sun Palace	Shenyang (Daoyi)	100%	825,917	58.	Jingmen Country Garden	Jingmen (Duodao)	100%	737,398
28.	Shenyang Country Garden	Shenyang (Huashan)	100%	1,224,077	59.	Country Garden – Lychee Park	Guangzhou (Zengcheng)	100%	2,067
29.	Country Garden – Galaxy Palace	Shenyang (Yuhong)	100%	1,422,848	60.	Zhaoqing Country Garden – Hill Lake City	Zhaoqing (Gaoyao)	51%	30,773
30.	Country Garden – Phoenix City	Shenyang (Sujiatun)	100%	1,069,620	61.	Country Garden – Park Prime	Jiangmen (Heshan)	100%	82,520
31.	Enping Country Garden	Jiangmen (Enping)	100%	40,069	62.	Country Garden – Grand Garden	Guangzhou (Zengcheng)	100%	549,194

Notes:

1. Excluding common facilities and delivered area

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## Project Summary (as of 28 February 2013) – Projects in China

Number	Project	City (District)	Interest attributable to the Company (%)	Attributable GFA <sup>(1)</sup>	Number	Project	City (District)	Interest attributable to the Company (%)	Attributable GFA <sup>(1)</sup>
63.	Country Garden – Sunshine Coast	Jiangmen (Kaiping)	100%	2,628	92.	Meijiang Country Garden	Meizhou (Meijiang)	100%	292,255
64.	Holiday Islands - Qingyuan	Qingyuan (Qingcheng)	100%	67,877	93.	Country Garden – Grand Garden	Dongguan (Tangxia)	70%	193,192
65.	Country Garden Wonderland	Foshan (Nanhai)	100%	49,705	94.	Shilou Country Garden	Guangzhou (Panyu)	100%	163,256
66.	Dalang Country Garden	Dongguan (Dalang)	100%	245,843	95.	Country Garden – Jade Bay	Jiangmen (Kaiping)	100%	606,879
67.	Country Garden Grand Palace	Guangzhou (Nansha)	100%	8,890	96.	Zhangjiajie Country Garden	Zhangjiajie (Yongding)	100%	242,356
68.	Huaiji Country Garden	Zhaoqing (Huaji)	100%	110,976	97.	Country Garden Wonderland	Changsha (Ningxiang)	100%	100,452
69.	Country Garden City Garden	Foshan (Chancheng)	90%	214,936	98.	Country Garden – Forest Hill Garden	Dongguan (Tangxia)	100%	409,441
70.	Country Garden Grand Palace	Foshan (Shunde)	100%	117,909	99.	Shejiang Country Garden	Meizhou (Meixian)	100%	235,972
71.	Deqing Country Garden	Zhaoqing (Deqing)	100%	62,557	100.	Country Garden Shine Hill Lake City	Qingyuan (Qingcheng)	51%	585,759
72.	Yunfu Country Garden	Yunfu (Jinshan)	100%	378,474	101.	Country Garden – Eco City	Wuhan (Hongshan)	55%	155,612
73.	Beiliu Country Garden	Yulin (Beiliu)	100%	253,102	102.	Country Garden – Jade Hill	Chenzhou (Suxian)	100%	311,936
74.	Jianghai Country Garden	Jiangmen (Jianghai)	100%	383,931	103.	Country Garden Hill Lake Bay	Guangzhou (Nansha)	100%	497,341
75.	Xinhui Country Garden – Phase 4	Jiangmen (Xinhui)	100%	283,879	104.	Country Garden – Phoenix City	Jinan (Zhangqiu)	100%	305,174
76.	Country Garden City Garden	Maoming (Dianbai)	100%	586,716	105.	Country Garden - Seashore City	Tianjin (Binhai New District)	100%	113,412
77.	Country Garden – Ten Miles Beach	Huizhou (Huidong)	100%	4,923,700	106.	Country Garden – Palm City	Wenchang (Tanniu)	100%	111,491
78.	Country Garden Spring City	Qingyuan (Fogang)	100%	397,036	107.	Country Garden – Hill Lake Bay	Jiangmen (Xinhui)	100%	309,199
79.	Country Garden Grand Lake	Zhongshan (Wuguishan)	100%	35,214	108.	Pingguo Country Garden	Baise (Pingguo)	100%	192,229
80.	Country Garden – Phoenix City	Zhenjiang (Jurong)	100%	2,890,922	109.	Qianjiang Country Garden	Chongqing (Qianjiang)	100%	196,003
81.	Country Garden – Europe City	Chuzhou (Nanqiao)	100%	1,387,508	110.	Country Garden – Jade Bay	Meizhou (Jiaoling)	100%	175,800
82.	Fengkai Country Garden	Zhaoqing (Fengkai)	100%	91,920	111.	Country Garden Times City	Dongguan (Tangxia)	51%	60,877
83.	Country Garden Grand Garden	Shenyang (Qipanshan)	100%	123,768	112.	Tangxia Country Garden	Dongguan (Tangxia)	51%	70,488
84.	Haifeng Country Garden	Shanwei (Haifeng)	100%	216,864	113.	Wuhan Country Garden – Phase 3	Wuhan (Hannan)	52%	287,428
85.	Hangzhou Country Garden	Hangzhou (Xiasha)	100%	180,748	114.	Country Garden Spring Town	Lin'gao (Lin'gao)	51%	17,735
86.	Country Garden Triumph Palace	Wuxi (Xishui)	100%	288,716	115.	Country Garden – Golden Beach	Lin'gao (Lin'gao)	51%	84,377
87.	Country Garden – Hill Lake Grand Palace	Jiangmen (Heshan)	80%	567,363	116.	Rudong Country Garden	Nantong (Rudong)	100%	126,150
88.	Xiangtan Country Garden	Xiangtan (Xiangtan)	100%	204,489	117.	Dianjiang Country Garden	Chongqing (Dianjiang)	100%	334,286
89.	Ronggui Country Garden	Foshan (Shunde)	100%	303,751	118.	Yixing Country Garden	Wuxi (Yixing)	100%	196,297
90.	Country Garden – City Garden	Chuzhou (Lai'an)	100%	1,392,692	119.	Country Garden Spring City – Phase Two	Qingyuan (Fogang)	95%	23,818
91.	Country Garden – Dongjiang Phoenix City	Heyuan (Yuancheng)	100%	815,216					
Total attributable GFA									56,641.135

Note:

1. Excluding common facilities and delivered area



## Project Summary (as of 28 February 2013) — Project in Malaysia

Number	Project	City (District)	Interest attributable to the Company (%)	Attributable GFA <sup>(1)</sup>
1.	Serendah Project	Selangor ( Serendah )	55%	167,293
Total				167,293

## Details of the 36 Hotels in Operation (as of 28 February 2013)

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	201	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	225	5-star (in operation)
Heshan Country Garden Phoenix City Hotel	Heshan Country Garden	Jul 2005	283	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	336	5-star (in operation)
Country Garden Phoenix Hot Spring Hotel, Xianning	Country Garden – Hot Spring City	Nov 2009	330	5-star (in operation)
Jingmen Country Garden Phoenix Hotel	Jingmen Country Garden	Oct 2010	138	4-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	335	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	331	5-star rating standard (in operation)
Binhu City Phoenix Hotel	Country Garden Lakeside City	Jan 2011	336	5-star rating standard (in operation)
Huangshan Country Garden Phoenix Hotel	Huangshan Country Garden	Mar 2011	378	5-star rating standard (in operation)



### Details of the 36 Hotels in Operation (as of 28 February 2013)

Hotel Name	Location	Actual/ *Estimated Opening Date	No. of Rooms	Star-rating <sup>(1)</sup>
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	249	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)
Country Garden Hill Lake City Phoenix Hotel	Country Garden – Hill Lake City	Nov 2011	455	5-star rating standard (in operation)
Lechang Country Garden Phoenix Hotel	Lechang Country Garden	Nov 2011	129	5-star rating standard (in operation)
Ningxiang Country Garden Phoenix Hotel	Country Garden – Hill Lake Palace	Dec 2011	129	5-star rating standard (in operation)
Country Garden Europe City Phoenix Hotel	Country Garden – Europe City	Dec 2011	333	5-star rating standard (in operation)
Country Garden Holiday Hotel, Fogang	Country Garden Spring City	Apr 2012	11	5-star rating standard (in operation)
Chizhou Country Garden Phoenix Hotel	Chizhou Country Garden	Jun 2012	338	5-star rating standard (in operation)
Country Garden Phoenix Hotel, Tongliao	Tongliao Country Garden	Jul 2012	321	5-star rating standard (in operation)
Country Garden Phoenix Hot Spring Hotel, Taizhou	Taizhou Country Garden	Jul 2012	331	5-star rating standard (in operation)
Country Garden Phoenix Hotel	Country Garden – Phoenix City	Sep 2012	335	5-star rating standard (in operation)
Country Garden Silver Beach Hotel	Country Garden – Ten Miles Beach	Oct 2012	339	5-star rating standard (in operation)
Country Garden Phoenix Hotel, Chaohu	Chaohu Country Garden	Nov 2012	336	5-star rating standard (in operation)
Anqing Country Garden Phoenix Hotel	Anqing Country Garden	Dec 2012	336	5-star rating standard (in operation)
Huiyang Phoenix Hotel	Huiyang Country Garden	Dec 2012	129	5-star rating standard (in operation)

Note:

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



### Details of the 14 Hotel Projects under Construction (as of 28 February 2013)

Hotel Name	Location	Actual/ *Estimated Opening Date	No. of Rooms	Star-rating <sup>(1)</sup>
Country Garden Hotel, Haicheng <sup>(2)</sup>	Haicheng Country Garden	*2013	134	5-star rating standard (trial operation)
Yunfu Phoenix Hotel	Yunfu Country Garden	*2013	129	5-star rating standard (under construction)
Tianjin Hilton Hotel	Independent Hotel	*2014	1,238	5-star rating standard (under construction)
Beiliu Country Garden Phoenix Hotel	Beiliu Country Garden	*2013	209	5-star rating standard (under construction)
Country Garden Phoenix Hotel, Xing'anmeng	Xing'anmeng Country Garden	*2013	134	5-star rating standard (under construction)
Phoenix Hotel, Yangshan	Yangshan Country Garden	*2013	129	5-star rating standard (under construction)
Foshan Country Garden Hilton Hotel	Country Garden City Garden	*2013	600	5-star rating standard (under construction)
Zhangjiajie Phoenix International Resort Hotel	Zhangjiajie Country Garden	*2013	1,047	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 Resort Hotel, Meizhou	Shejiang Country Garden	*2013	50	4-star rating standard (under construction)
Country Garden Phoenix Hotel, Kaiping	Country Garden – Jade Bay	*2013	290	5-star rating standard (under construction)
Country Garden Phoenix Hotel, Maoming	Country Garden City Garden	*2013	200	5-star rating standard (under construction)
Hainan Country Garden Golden Beach Hotel	Country Garden — Golden Beach	*2013	533	5-star rating standard (under construction)
Country Garden Spring City Holiday Hotel, Hainan	Country Garden Spring City	*2013	113	4-star rating standard (under construction)

Notes:

- Hotels are only allowed to apply for star rating after one year of operation.
- Country Garden Hotel, Haicheng started trial operation on 30<sup>th</sup> December, 2012