



Country Garden Establishes Islamic Medium Term Notes Programme of Malaysian Ringgit 1,500,000,000

Achieved AA₃(s) Credit Rating and Successfully Priced First Issuance of Islamic Medium Term Notes of Malaysian Ringgit 115,000,000

First of Its Kind Issued by Chinese Corporation, Broadening Financing Channels and Reducing Currency Risk

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(30 December 2015 – Hong Kong) Country Garden Holdings Company Limited ("Country Garden", the "Company" or the "Group", SEHK stock code: 2007), the largest urbanization specialist developer in China, announces that subsequent to the lodgement with the Securities Commission of Malaysia, Country Garden Real Estate Sdn. Bhd. ("Country Garden Real Estate" or the "Issuer"), the Company's wholly-owned subsidiary established in Malaysia, made its first issuance of Islamic Medium Term Notes ("IMTN") to qualified investors. Based on the Shariah principle of Murabahah (via Tawarruq arrangement), the nominal value of the Islamic Medium Term Notes Programme ("IMTN Programme") is Malaysian Ringgit 1,500,000,000. The tenure of the first issuance of the IMTN, amounting to Malaysian Ringgit 115,000,000 (equivalent to approximately RMB174,000,000), is 2 years and was priced on 21 December 2015 with a coupon rate of 6% per annum.

CIMB Investment Bank Berhad was appointed as the Lead Arranger and Lead Manager for the IMTN Programme. For the first issuance, CIMB Investment Bank Berhad, HSBC Amanah Malaysia Berhad and Bank of China (Malaysia) Berhad are the Joint Lead Managers while Haitong International Securities Company Limited is the Offshore Co-Manager in relation to the marketing and distribution of the IMTNs to professional investors in Hong Kong only. The IMTN under the IMTN Programme will be offered to qualified investors only and not to the general public and will not be listed on any securities exchange. The proceeds from the issue of the IMTN shall be used for the general corporate purposes of the Issuer and its subsidiaries, including to

finance present and future Shariah-compliant investments, and/or to finance the Issuer and its subsidiaries' Shariah-compliant working capital and capital expenditure requirements, and/or for payment of fees, expenses, costs and all other amounts payable in relation to the establishment of the IMTN Programme, all of which shall be Shariah-compliant, and shall be utilized in Malaysia.

The IMTN Programme is the first of its kind issued in Malaysia by a Chinese corporation and a Hong Kong-listed mainland property company. RAM Rating Services Berhad ("RAM") has assigned a credit rating of AA₃(s) to the IMTN Programme, reaching investment grade rating. In addition, it granted a credit rating of AA₃(s) to Country Garden Holdings Company Limited, reflecting Malaysian capital market's recognition of Country Garden's sound financial position.

The Group strives to optimize its shareholding structure, broaden financing channels, reduce financing costs and lower the foreign exchange risk through debt localization. In 2015, the Group successfully introduced Ping An China as its strategic investor and raised proceeds of approximately HK\$6.30 billion to be used for the Company's development and working capital. In February 2015, the Group issued US\$900 million senior notes which carried a coupon rate of 7.5% and were due in 2020. The issue was five times oversubscribed. On 31 July 2015, the Group has taken out a syndicated loan of an amount equivalent to US\$800 million with an annual interest rate of HIBOR / LIBOR +3.1%. In August 2015, the Group issued two tranches of domestic corporate bonds amounting to RMB6 billion with a coupon rate of 4.2%. In November 2015 and December 2015, the Group issued two tranches of non-public domestic corporate bonds amounting to RMB8 billion with the coupon rate of 4.95% and 5.1% respectively. The IMTN Programme has fully demonstrated the Group's capabilities of resources allocation and financial innovation and will further broaden the Group's financing channels.

The Group is experienced in operating overseas projects and has been striving for a balance between strategic deployment and development risks. In addition to prudent selection of overseas destinations for investment and strict control of overseas asset management and investment, future financing of the Group's overseas projects will be mainly settled in local currency to reduce currency risk. The company is convinced this issuance will be able to enhance stable development of Malaysian projects with lower currency risk and higher operational efficiency of the projects.

About Country Garden

Country Garden is one of China's leading integrated property developers. It has standardized operations with business comprising property development construction, installation, fitting, property management, property investment, 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 Trademarks" in the property sector in 2006. The Group 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.

Forward-looking Information

This press release contains forward-looking statements. These forward-looking statements are based on current expectations. These statements are not guarantees of future events or results. Future events and results involve some risks, uncertainties and assumptions that are difficult to predict. Actual events and results could vary materially from the description contained herein due to many factors including changes in the business and financial condition of the Company and its subsidiaries, changes in the condition of the PRC economy and property market, and changes in the capital markets in general.

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