



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 centralized and 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. Country Garden was ranked the Top Tax Paying Private Enterprise in China by the State Administration of Taxation in 2006. 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.

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- As of 31 October 2008, the attributable gross floor area (not site area, same as below) with land use right certificates is approximately 46.18 million sq. m (excluding those GFA of which relevant sales contracts were signed but the application of land use right certificates is in progress). Among which, the attributable GFA with construction permits is around 16.06 million sq. m. The Group has completed the master planning of projects with an attributable GFA of approximately 7.54 million sq. m, and has submitted the application for the construction permits to related authorities.
- Country Garden – Galaxy Palace, the Group’s fourth project in Liaoning Province, was launched on 1 October. During the Golden Week Holidays (29 September to 5 October), this project recorded a transaction amount of RMB340 million. The remarkable sales performance of the Group’s four projects in Shenyang City demonstrated extensive market recognition of the Group’s brand. In addition, Huiyang Country Garden in Guangdong Province that was launched on the same day posted a transaction amount of about RMB100 million during the Golden Week Holidays.
- Anqing Country Garden, the Group’s fifth project in Anhui Province, was launched on 1 November. The project received encouraging response from the local market and recorded a transaction amount of approximately RMB140 million during the first three days of launch.
- Country Garden – Hill Lake Palace (Ningxiang, Changsha), the Group’s second project in Hunan Province, was launched on 8 November. The Group recorded satisfactory sales performance with a transaction amount of approximately RMB160 million during the first three days of launch.
- As of 10 November 2008, the Group’s transaction amount totaled at approximately RMB15 billion.



Breakdown by Development Status for Attributable GFA of Property Developments with Land Use Rights (as of 31 October 2008)

Development Status Details	GFA ('000 sq. m)
GFA completed but unsold (not site area) - The total GFA of properties completed but unsold	760
Salable GFA under construction (not site area) - The total saleable GFA under construction - A proportion of these properties in which pre-sale conditions were met are for pre-sale and some of these pre-sales have already been achieved	16,060
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	7,540
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	21,820
Total	46,180



Properties Under Development (as of 31 October 2008)

Project	City (District)	Aggregate GFA for the entire project (sq. m.)	Interest attributable to the Group (%)	GFA under development (sq. m.)	Total attributable saleable GFA under development (sq. m.)	Actual construction commencement date	Total saleable GFA presold (sq. m.)	Actual/Estimated pre-sale commencement date	Estimated completion date
Shawan Country Garden	Guangzhou (Panyu)	276,973	100	222,726	217,697	25/7/2007	145,479	17/1/2008	4Q2009
Huanan Country Garden (Phase 1-5 & 7)	Guangzhou (Panyu)	1,012,400	100	151,424	114,964	25/2/2005	81,925	26/4/2006	4Q2009
Country Garden Phoenix City	Guangzhou (Zengcheng)	3,791,085	100	870,723	861,545	29/4/2007	465,625	30/11/2007	3Q2009
Huanan Country Garden (Phase 6)	Guangzhou (Panyu)	423,477	50	1,076	0	15/10/2004	0	—	4Q2008
Licheng Country Garden	Guangzhou (Panyu)	524,765	100	71,902	71,424	12/10/2007	42,903	23/4/2008	4Q2008
Nansha Country Garden	Guangzhou (Nansha)	508,756	100	401,245	380,384	29/1/2007	240,207	28/9/2007	4Q2009
Holiday Islands (Huadu)	Guangzhou (Huadu)	576,909	100	381,148	373,387	11/5/2006	11,617	25/7/2008	4Q2009
Shunde Country Garden (incl. Country Garden West Court)	Foshan (Shunde)	2,425,613	100	364,914	203,233	13/4/2006	32,884	29/11/2006	4Q2009
Gaoming Country Garden	Foshan (Gaoming)	1,035,171	100	708,826	701,776	31/5/2006	150,334	29/9/2007	2Q2009
Nanhai Country Garden	Foshan (Nanhai)	571,650	100	143,624	137,204	8/3/2006	1,419	29/12/2007	4Q2009
Heshan Country Garden	Jiangmen (Heshan)	2,086,888	100	529,580	478,608	22/3/2007	91,170	13/9/2007	3Q2009
Wuyi Country Garden	Jiangmen (Pengjiang)	689,806	100	154,242	150,432	15/12/2006	75,799	19/9/2007	4Q2008
Xinhui Country Garden	Jiangmen (Xinhui)	581,478	100	173,495	172,725	19/4/2007	67,412	16/1/2008	4Q2009
Taishan Country Garden	Jiangmen (Taishan)	2,673,802	100	816,847	672,267	31/3/2006	17,544	9/2/2007	2Q2009
Yangdong Country Garden	Yangjiang (Yangdong)	390,183	100	100,802	100,618	31/5/2006	36,004	25/4/2008	4Q2008
Zhaoqing Lanling Residence	Zhaoqing (Gaoxin)	186,145	100	66,681	6,837	30/1/2007	0	4Q2008*	4Q2008
Zhaoqing Country Garden	Zhaoqing (Gaoyao)	366,492	51	182,910	171,675	19/9/2006	46,790	2/2/2007	4Q2008
Shaoguan Country Garden	Shaoguan (Zhenjiang)	2,711,503	100	890,061	829,488	17/1/2007	102,259	31/8/2007	4Q2010
Huiyang Country Garden	Huizhou (Huiyang)	914,554	90	797,171	787,776	22/8/2007	8,474	24/9/2008	4Q2009
Lechang Country Garden	Shaoguan (Lechang)	464,705	100	291,032	235,032	23/10/2007	0	4Q2008	3Q2009
Shaoguan Country Garden – Sun Palace	Shaoguan (Xilian)	3,831,295	100	96,204	91,486	10/3/2008	0	2Q2009*	3Q2009
Enping Country Garden	Jiangmen (Enping)	371,203	100	296,826	289,962	1/11/2007	26,962	23/4/2008	1Q2010
Shanwei Country Garden	Shanwei (Shanwei)	465,600	100	66,757	66,757	1/9/2008	0	2Q2009*	4Q2009

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Properties Under Development (as of 31 October 2008)

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Changsha Country Garden	Changsha (Changsha)	1,292,115	100	159,121	150,464	18/12/2006	4,288	15/8/2008	4Q2008
Country Garden – Hill Lake Palace	Changsha (Ningxiang)	480,755	100	204,513	179,117	12/11/2007	0	4Q2008	4Q2009
Taizhou Country Garden	Taizhou (Haining)	972,423	100	450,070	447,200	27/6/2007	114,592	28/12/2007	3Q2010
Manzhouli Country Garden	Hulunbeier (Manzhouli)	3,384,294	100	376,041	371,190	23/7/2007	2,026	20/9/2008	4Q2009
Xing'anmeng Country Garden	Xing'anmeng (Keyouqianq)	960,505	100	501,264	424,895	20/9/2007	5,345	23/8/2008	3Q2010
Tongliao Country Garden	Tongliao (Keerqin)	2,105,531	100	587,237	562,048	3/11/2007	8,111	20/8/2008	4Q2010
Changshou Country Garden	Chongqing (Changshou)	462,775	100	386,530	366,945	5/11/2007	59,172	25/4/2008	4Q2009
Wuhan Country Garden	Wuhan (Hannan)	489,108	100	450,879	449,521	28/12/2007	71,377	4/6/2008	4Q2010
Xianning Country Garden	Xianning (Xianan)	1,205,809	100	221,173	198,384	15/1/2008	41,412	24/6/2008	2Q2010
Suizhou Country Garden	Suizhou (Chengnan)	1,351,348	100	289,746	286,461	21/5/2008	29,829	12/7/2007	3Q2009
Country Garden – Sun Palace	Shenyang (Daoyi)	927,976	100	601,917	599,019	21/7/2007	55,209	30/7/2008	4Q2010
Shenyang Country Garden	Shenyang (Huashan)	522,101	100	508,029	505,126	21/7/2007	104,185	3/6/2008	4Q2009
Country Garden – Phoenix City	Shenyang (Suijiatun)	1,320,842	100	1,294,400	1,189,102	24/9/2007	109,652	19/7/2008	4Q2010
Country Garden – Galaxy Palace	Shenyang (Yuhong)	2,212,587	100	613,281	608,957	19/3/2008	41,805	18/7/2008	4Q2010
Haicheng Country Garden	Liaoning (Haicheng)	586,473	100	586,473	582,374	25/10/2007	0	3Q2009*	4Q2011
Country Garden – Lakeside City	Chaohu (Zhongmiao)	1,060,458	100	454,928	387,483	13/12/2007	103,883	10/7/2008	1Q2010
Huangshan Country Garden	Huangshan (Huangshan)	395,043	100	198,656	191,705	6/1/2008	20,908	29/8/2008	3Q2009
Chizhou Country Garden	Chizhou (Chizhou)	516,610	100	207,716	194,703	27/1/2008	6,793	28/9/2008	2Q2009
Chaohu Country Garden	Chaohu (Nan'an)	619,505	100	119,770	116,288	23/4/2008	0	4Q2008	2Q2009
Country Garden – Hill Lake City	Chaohu (Hexian)	2,081,969	100	322,904	318,852	9/5/2008	0	2Q2009*	4Q2009
Wuhu Country Garden	Wuhu (Sanshanqu)	2,839,242	100	533,187	531,055	6/6/2008	30,168	20/9/2008	2Q2009
Anqing Country Garden	Anqing (Anqing)	1,526,357	100	174,746	171,770	19/6/2008	0	4Q2008	2Q2009
Suihua Country Garden	Suihua (Beilin)	271,600	100	271,600	271,007	25/9/2008	5,298	28/9/2008	3Q2010
Total attributable GFA					16,056,045				



**Details of the 8 Hotels in Operation and 12 Hotel Projects under Construction
(as of 31 October 2008)**

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	July 2005	280	5-star rating standard (in operation)
Wuyi Country Garden Phoenix Hotel	Wuyi Country Garden	Dec 2005	95	5-star rating standard (in operation)
Yangjiang Country Garden Phoenix Hotel	Yangdong Country Garden	May 2007	342	5-star rating standard (in operation)
Changsha Venice Palace Hotel	Changsha Country Garden	Oct 2007	343	5-star rating standard (in operation)
Taishan Country Garden Phoenix Hotel	Taishan Country Garden	Dec 2007	337	5-star rating standard (in operation)
Xinhui Country Garden Phoenix Hotel	Xinhui Country Garden	Dec 2008*	374	5-star rating standard (under construction)
Gaoming Country Garden Phoenix Hotel	Gaoming Country Garden	Early 2009*	337	5-star rating standard (under construction)
Gaoyao Country Garden Phoenix Hotel	Zhaoqing Country Garden	Dec 2008*	282	5-star rating standard (under construction)
Chongqing Country Garden Phoenix Hotel	Changshou Country Garden	2010*	336	5-star rating standard (under construction)
Wuhan Country Garden Phoenix Hotel	Wuhan Country Garden	2009*	334	5-star rating standard (under construction)
Xing'anmeng Country Garden Phoenix Hotel	Xing'anmeng Country Garden	TBC	336	5-star rating standard (under construction)
Tongliao Country Garden Hotel	Tongliao Country Garden	TBC	336	5-star rating standard (under construction)
Chaohu Country Garden La Phoenix Hotel	Country Garden – Lakeside City	2010*	337	5-star rating standard (under construction)
Chaohu Country Garden Le Phoenix Hotel	Chaohu Country Garden	2010*	336	5-star rating standard (under construction)
Huangshan Country Garden Phoenix Hotel	Huangshan Country Garden	2010*	376	5-star rating standard (under construction)
Suizhou Country Garden Phoenix Hotel	Suizhou Country Garden	June 2009*	378	5-star rating standard (under construction)
Wuhu Country Garden Phoenix Hotel	Wuhu Country Garden	2010*	602	5-star rating standard (under construction)

Notes:

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



Details of the 12 Hotels under Development (as of 31 October 2008)

Locations of Hotel	Projects the Hotel Belongs to	Status of Application for Land Use Right Certificates	Star-rating
Shaoguan (Xilian)	Shaoguan Country Garden – Sun Palace	Obtained	5-star rating standard (to be developed)
Shaoguan (Zhenjiang)	Shaoguan Country Garden	Obtained	5-star rating standard (to be developed)
Chizhou (Chizhou)	Chizhou Country Garden	Obtained	5-star rating standard (to be developed)
Xianning (Yuzuo Village)	Country Garden – Fountain Village	Obtained	5-star rating standard (to be developed)
Zhangjiatie (Yongding)	Independent hotel	Obtained	5-star rating standard (to be developed)
Taizhou (Hailing)	Taizhou Country Garden	Obtained	5-star rating standard (to be developed)
Chaohu, Anhui Province (Hexian)	Country Garden – Hill Lake City	Obtained	5-star rating standard (to be developed)
Changsha, Hunan Province (Ningxiang)	Country Garden – Hill Lake Palace	Obtained	5-star rating standard (to be developed)
Anqing, Anhui Province (Anqing)	Anqing Country Garden	Obtained	5-star rating standard (to be developed)
Shenyang, Liaoning Province (Sujiatun)	Country Garden – Phoenix City	Obtained	5-star rating standard (to be developed)
Tianjin (Tanggu)	Independent hotel	Obtained	5-star rating standard (to be developed)
Hulunbeier, Inner Mongolia (Manzhouli)	Manzhouli Country Garden	Obtained	5-star rating standard (to be developed)

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