

Market information

Stock price :
HK\$2.7*

Market capitalization :
HK\$44.17 billion*

No. of shares issued :
16.36 billion*
*as of 19 Sept 2008

Lowest pt of 52 wks :
HK\$2.11
(18 Sept 2008)

Highest pt of 52 wks :
HK\$14.18
(21 Sept 2007)

Date of listing :
20 April 2007

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. It has a centralized and standardized operation 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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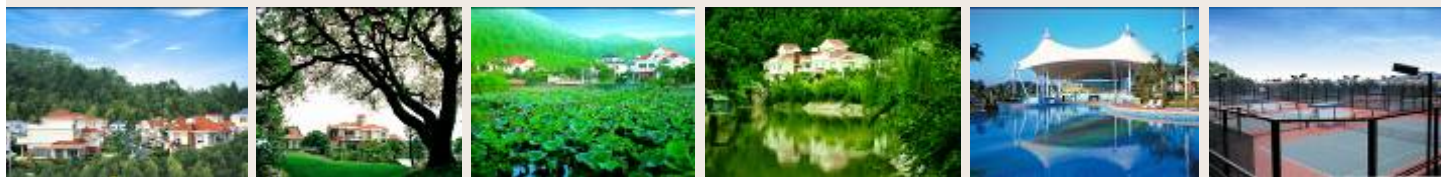
- As of 31 August 2008, the attributable gross floor area (not site area, same as below) with land use right certificates is approximately 46.01 million sq. m. (excluding those GFA of which relevant sales contracts were signed but the land use right certificates are being obtained). Among which, the attributable GFA with construction permits is around 15.43 million sq. m. The Group has completed the master planning of projects with an attributable GFA of approximately 9.07 million sq. m., and has submitted the application for the construction permits to the related authorities. The Group is able to complete and deliver its projects within one to two years on average after construction begins.
- After the successful launch of Shenyang Country Garden (Huashan) on 15 June and Country Garden - Phoenix City (Sujiatun) on 19 July, the third Country Garden project in Shenyang City of Northern China, namely Country Garden – Sun Palace (Daoyi), was launched on 3 August, with contract sales amounting to RMB200 million on the first day of launch. As of 31 August 2008, the total contract sales revenue of the three projects in Shenyang exceeded RMB1.2 billion.
- Meanwhile, the sales momentum of projects in Guangdong Province continued. Among which, Country Garden Phoenix City in Guangdong Province was well received with contract sales of about RMB360 million in August.
- As of 31 August 2008, the Group has recorded contract sales of about RMB11.5 billion.



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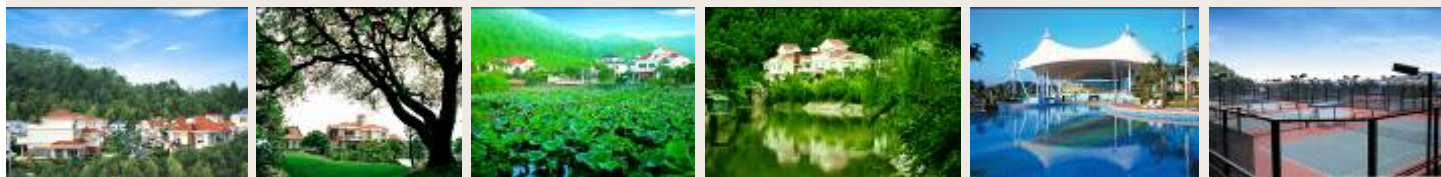
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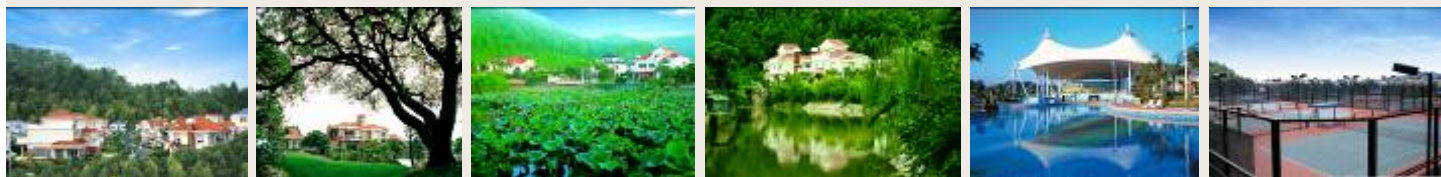


Breakdown by Development Status for Attributable GFA of Property Developments with Land Use Rights (as of 31 August 2008)

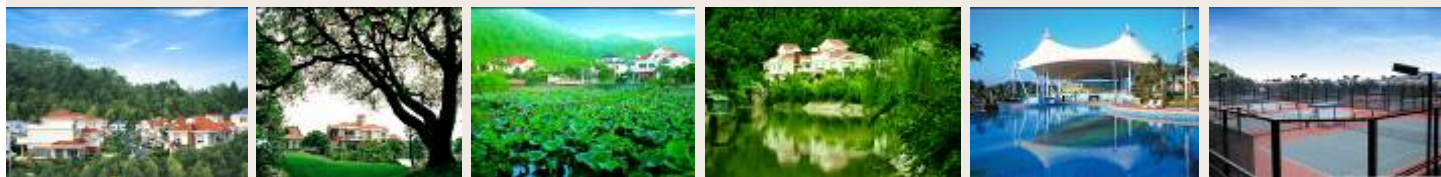
Development Status Details	GFA ('000 sq. m.)
GFA completed but unsold (not site area) - The total GFA of properties completed but unsold	630
Salable GFA under construction (not site area) - The total saleable GFA under construction - A proportion of these properties in which pre-sale conditions were met are for pre-sale and some of these pre-sales have already been achieved	15,430
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	9,070
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	20,880
Total	46,010


Properties Under Development (as of 31 August 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)	276,551	100	222,304	217,275	25/7/2007	135,121	17/1/2008	2Q2009
Huanan Country Garden (Phase 1-5 and 7)	Guangzhou (Panyu)	1,010,504	100	149,528	113,068	25/2/2005	80,034	26/4/2006	4Q2009
Country Garden Phoenix City	Guangzhou (Zengcheng)	3,800,923	100	892,902	883,495	29/4/2007	398,662	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	36,039	23/4/2008	4Q2008
Nansha Country Garden	Guangzhou (Nansha)	508,756	100	401,245	380,384	29/1/2007	193,547	28/9/2007	4Q2009
Holiday Islands (Huadu)	Guangzhou (Huadu)	576,909	100	381,148	373,387	11/5/2006	6,065	25/7/2008	4Q2009
Shunde Country Garden (incl. Country Garden West Court)	Foshan (Shunde)	2,426,415	100	374,568	212,723	13/4/2006	31,639	29/11/2006	4Q2009
Jun'an Country Garden	Foshan (Shunde)	260,628	90	62,861	62,610	23/12/2005	41,873	29/9/2007	4Q2008
Gaoming Country Garden	Foshan (Gaoming)	1,034,540	100	752,425	745,375	31/5/2006	158,710	29/9/2007	2Q2009
Nanhai Country Garden	Foshan (Nanhai)	571,898	100	143,624	137,204	8/3/2006	1,419	29/12/2007	4Q2009
Heshan Country Garden	Jiangmen (Heshan)	2,067,830	100	544,232	493,260	22/3/2007	77,891	13/9/2007	2Q2009
Wuyi Country Garden	Jiangmen (Pengjiang)	692,616	100	157,042	153,232	15/12/2006	60,370	19/9/2007	4Q2008
Xinhui Country Garden	Jiangmen (Xinhui)	581,616	100	173,157	172,725	19/4/2007	61,092	16/1/2008	4Q2009
Taishan Country Garden	Jiangmen (Taishan)	2,673,759	100	693,755	672,223	31/3/2006	17,544	9/2/2007	2Q2009
Yangdong Country Garden	Yangjiang (Yangdong)	392,264	100	148,575	141,656	29/4/2005	59,802	1/12/2005	4Q2008
Zhaoqing Lanling Residence	Zhaoqing (Gaoxin)	186,145	100	99,740	10,310	30/12/2006	0	4Q2008*	4Q2008
Zhaoqing Country Garden	Zhaoqing (Gaoyao)	366,545	51	222,752	211,518	19/9/2006	47,289	2/2/2007	4Q2008
Shaoguan Country Garden	Shaoguan (Zhenjiang)	2,809,540	100	979,204	965,783	17/1/2007	161,907	31/8/2007	4Q2010
Huiyang Country Garden	Huizhou (Huiyang)	915,233	90	797,850	789,570	22/8/2007	0	4Q2008*	4Q2009
Lechang Country Garden	Shaoguan (Lechang)	456,670	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	1Q2009*	3Q2009
Enping Country Garden	Jiangmen (Enping)	372,913	100	298,536	291,673	1/11/2007	24,332	23/4/2008	1Q2010


Properties Under Development (as of 31 August 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
Changsha Country Garden	Changsha (Changsha)	1,290,908	100	169,731	169,531	18/12/2006	0	15/8/2008	4Q2008
Country Garden – Hill Lake Palace	Changsha (Ningxiang)	480,755	100	184,514	159,118	12/11/2007	0	4Q2008*	2Q2009
Taizhou Country Garden	Taizhou (Haining)	978,986	100	450,070	447,200	27/6/2007	109,574	28/12/2007	3Q2010
Manzhouli Country Garden	Hulunbeier (Manzhouli)	3,387,190	100	378,937	374,082	23/7/2007	0	3Q2008	4Q2009
Xing'anmeng Country Garden	Xing'anmeng (Keyouqianqi)	960,505	100	501,264	424,895	20/9/2007	1,846	23/8/2008	3Q2010
Tongliao Country Garden	Tongliao (Keerqin)	2,105,531	100	587,237	562,048	3/11/2007	0	20/8/2008	4Q2010
Changshou Country Garden	Chongqing (Changshou)	425,151	100	386,697	367,112	5/11/2007	52,039	25/4/2008	4Q2009
Wuhan Country Garden	Wuhan (Hannan)	488,845	100	337,621	337,621	29/12/2007	65,995	4/6/2008	4Q2009
Xianning Country Garden	Xianning (Xianan)	1,222,418	100	237,782	214,993	15/1/2008	39,040	24/6/2008	2Q2010
Suizhou Country Garden	Suizhou (Chengnan)	1,353,072	100	291,470	288,191	21/5/2008	24,226	12/7/2007	3Q2009
Country Garden – Sun Palace	Shenyang (Daoyi)	928,486	100	601,917	599,019	21/7/2007	49,760	30/7/2008	4Q2010
Shenyang Country Garden	Shenyang (Huashan)	563,825	100	291,866	288,962	21/7/2007	99,553	3/6/2008	4Q2009
Country Garden – Phoenix City	Shenyang (Sujiatun)	1,320,842	100	1,294,400	1,189,102	24/9/2007	100,859	19/7/2008	4Q2010
Country Garden – Galaxy Palace	Shenyang (Yuhong)	2,218,047	100	618,719	614,324	19/3/2008	0	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)	1,032,400	100	332,953	315,308	13/12/2007	100,511	10/7/2008	3Q2009
Huangshan Country Garden	Huangshan (Huangshan)	395,060	100	198,623	191,672	6/1/2008	0	29/8/2008	3Q2009
Chizhou Country Garden	Chizhou (Chizhou)	516,772	100	207,878	206,974	27/1/2008	0	4Q2008*	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)	1,748,453	100	322,904	318,852	9/5/2008	0	4Q2008*	2Q2009
Wuhu Country Garden	Wuhu (Sanshanqu)	2,792,940	100	341,174	339,043	6/6/2008	0	3Q2008	4Q2008
Anqing Country Garden	Anqing (Anqing)	1,595,055	100	88,600	85,623	19/6/2008	0	4Q2008*	1Q2009
Total (with construction permits)				16,290,505	15,428,883		2,209,380		


**Details of the 8 Hotels in Operation and 11 Hotel Projects under Construction
(as of 31 August 2008)**

Hotel Name	Location	Actual/Estimated* Opening Date	No. of Rooms	Star-rating ⁽¹⁾
Shunde Country Garden Holiday Resort	Shunde Country Garden, Foshan	Feb 2000	152	4-Star (in operation)
Guangzhou Country Garden Phoenix City Hotel	Country Garden Phoenix City, Guangzhou	Nov 2003	573	5-Star (in operation)
Qingyuan Country Garden Holiday Islands Hotel	Qingyuan Holiday Islands Country Garden, Qingyuan	Dec 2004	201	5-Star (in operation)
Heshan Country Garden Phoenix City Hotel	Heshan Country Garden, Jiangmen	July 2005	280	5-star rating standard (in operation)
Wuyi Country Garden Phoenix Hotel	Wuyi Country Garden, Jiangmen	Dec 2005	95	5-star rating standard (in operation)
Yangjiang Country Garden Phoenix Hotel	Yangjiang Country Garden, Yangjiang	May 2007	342	5-star rating standard (in operation)
Changsha Venice Palace Hotel	Venice Palace, Changsha	Oct 2007	343	5-star rating standard (in operation)
Taishan Country Garden Phoenix Hotel	Taishan Country Garden, Jiangmen	Dec 2007	337	5-star rating standard (in operation)
Xinhui Country Garden Phoenix Hotel	Xinhui Country Garden, Jiangmen	Oct 2008*	374	5-star rating standard (under construction)
Gaoming Country Garden Phoenix Hotel	Gaoming Country Garden, Foshan	Early 2009*	337	5-star rating standard (under construction)
Gaoyao Country Garden Phoenix Hotel	Gaoyao Country Garden, Zhaoqing	Dec 2008*	282	5-star rating standard (under construction)
Chongqing Country Garden Phoenix Hotel	Changshou Country Garden, Chongqing	2009*	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, Chaohu	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)

Notes:

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



Details of the 13 Hotels under Development (as of 31 August 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)
Zhangjiajie (Yongding)	Independent hotel	Obtained	5-star rating standard (to be developed)
Taizhou (Haining)	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)
Wuhu, Anhui Province (Longwohu)	Wuhu Country Garden	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)

- End -