



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.

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- As of 31 October 2009, the attributable gross floor area (not site area, same as below) with land use right certificates is approximately 40.67 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 13.36 million sq. m. The Group has completed the master planning of projects with attributable GFA of approximately 5.79 million sq. m., and has submitted the application for the construction permits to related authorities.
- In October, the Group’s contracted sales amounted to approximately RMB3.6 billion and contracted GFA reached approximately 710,000 sq. m., representing year-on-year increase of 142% and 155% respectively.
- As at 31 October 2009, the Group’s total transaction amount reached approximately RMB17.8 billion, among which contracted sales accounted for about RMB16.3 billion and approximately RMB1.5 billion is pending for final contract signing.
- During the period between 1 November and 15 November 2009, the Group recorded additional contracted sales of about RMB1.5 billion. As at 15 November 2009, the Group’s total transaction amount was about RMB19.3 billion, including contracted sales of approximately RMB17.8 billion and an amount of RMB1.5 billion pending for final contract signing.



Breakdown by Development Status for Attributable GFA of Property Development with Land Use Rights (as of 31 October 2009)

Development Status Details	GFA ('000 sq. m.)
GFA completed and pre-sold but not yet delivered (not site area) - 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	380
GFA completed but unsold (not site area) - The total GFA of properties completed but unsold	1,180
Saleable GFA with construction permit obtained (not site area) - The total GFA with construction permit obtained, a portion of which already met pre-sale conditions - Some of these saleable GFA were actually pre-sold	13,360
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	5,790
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	19,960
Total	40,670


Properties Under Development (as of 31 October 2009)

Project	City (District)	Aggregate GFA for the entire project (sq. m.)	Interest attributable to the Group (%)	GFA under development (sq. m.)	Total saleable GFA under development (sq. m.)	Actual construction commencement date	Total saleable GFA presold (sq. m.)	Estimated completion date
Shawan Country Garden	Guangzhou (Panyu)	278,775	100	2,674	0	25/7/2007	0	4Q2009
Huanan Country Garden (Phase 1-5 &7)	Guangzhou (Panyu)	1,074,460	100	52,781	17,916	27/5/2005	8,108	4Q2010
Country Garden Phoenix City	Guangzhou (Zengcheng)	5,035,944	100	715,988	692,520	29/4/2007	245,700	4Q2011
Huanan Country Garden (Phase 6)	Guangzhou (Panyu)	423,467	50	1,076	0	15/10/2004	0	4Q2009
Licheng Country Garden	Guangzhou (Zengcheng)	568,324	100	48,987	47,806	23/9/2009	1,291	4Q2010
Nansha Country Garden	Guangzhou (Nansha)	508,370	100	139,471	139,206	29/1/2007	135,871	1Q2010
Holiday Islands – Huadu	Guangzhou (Huadu)	573,989	100	305,959	298,804	11/5/2006	18,355	4Q2010
Shunde Country Garden (incl. Country Garden West Court)	Foshan (Shunde)	2,427,341	100	296,421	162,986	28/11/2006	21,589	3Q2011
Gaoming Country Garden	Foshan (Gaoming)	1,009,555	100	530,129	526,311	31/5/2006	113,731	1Q2011
Nanhai Country Garden	Foshan (Nanhai)	571,351	100	130,825	129,974	8/3/2006	96,336	4Q2010
Heshan Country Garden	Jiangmen (Heshan)	2,145,983	100	598,285	547,716	22/3/2007	186,965	2Q2011
Xinhui Country Garden	Jiangmen (Xinhui)	594,364	100	209,609	208,676	18/10/2007	109,025	4Q2010
Taishan Country Garden	Jiangmen (Taishan)	2,697,950	100	656,176	650,863	31/3/2006	25,781	4Q2011
Yangdong Country Garden	Yangjiang (Yangdong)	388,810	100	3,075	3,075	31/5/2006	0	3Q2010
Zhaoqing Country Garden	Zhaoqing (Gaoyao)	369,043	51	40,987	36,988	8/10/2006	8,904	1Q2010
Shaoguan Country Garden	Shaoguan (Zhenjiang)	1,725,285	100	803,296	794,271	17/1/2007	155,140	4Q2012
Huiyang Country Garden	Huizhou (Huiyang)	1,451,060	90	757,916	751,439	22/8/2007	78,965	4Q2011
Lechang Country Garden	Shaoguan (Lechang)	395,806	100	130,949	130,949	23/10/2007	16,862	4Q2011
Shaoguan Country Garden – Sun Palace	Shaoguan (Xilian)	3,781,285	100	96,204	91,486	10/3/2008	32,140	3Q2010
Enping Country Garden	Jiangmen (Enping)	312,472	100	125,485	124,044	13/12/2007	6,803	2Q2011
Shanwei Country Garden	Shanwei (Shanwei)	379,328	100	96,120	90,762	12/9/2008	0	4Q2010
Yangshan Country Garden	Qingyuan (Yangshan)	302,539	100	45,358	43,150	1/12/2008	18,994	3Q2010
Maoming Country Garden	Maoming (Maonan)	314,826	100	80,985	75,211	4/3/2009	44,607	4Q2010
Country Garden - Lychee Park	Guangzhou (Zengcheng)	86,069	100	86,069	85,309	6/7/2009	37,273	4Q2010
Zhaoqing Country Garden - Hill Lake Palace	Zhaoqing (Gaoyao)	83,523	51	83,523	78,080	1/6/2009	32,094	4Q2010
Sihui Country Garden	Sihui (Dongchengqu)	129,912	100	47,082	45,473	27/5/2009	27,594	3Q2010
Country Garden - Park Prime	Jiangmen (Heshan)	227,306	100	41,265	39,529	9/7/2009	4,847	4Q2010

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Properties Under Development (as of 31 October 2009)

Project	City (District)	Aggregate GFA for the entire project (sq. m.)	Interest attributable to the Group (%)	GFA under development (sq. m.)	Total saleable GFA under development (sq. m.)	Actual construction commencement date	Total saleable GFA presold (sq. m.)	Estimated completion date
Changsha Country Garden	Changsha (Changsha)	939,540	100	96,712	96,712	7/11/2008	0	4Q2010
Country Garden – Hill Lake Palace	Changsha (Ningxiang)	269,095	100	112,269	86,703	12/12/2007	5,217	4Q2011
Taizhou Country Garden	Taizhou (Haining)	851,910	100	399,667	396,797	27/6/2007	116,418	4Q2010
Manzhouli Country Garden	Hulunbeier (Manzhouli)	1,589,261	100	376,041	369,808	23/7/2007	18,153	4Q2011
Xing'anmeng Country Garden	Xing'anmeng (Keyouqianqi)	941,645	100	226,694	226,694	20/9/2007	235	2Q2012
Tongliao Country Garden	Tongliao (Keerqin)	1,666,354	100	500,369	497,465	3/11/2007	3,288	4Q2013
Changshou Country Garden	Chongqing (Changshou)	462,483	100	244,918	227,518	5/11/2007	52,210	4Q2011
Wuhan Country Garden	Wuhan (Hannan)	540,560	100	351,598	335,001	30/1/2008	35,402	4Q2013
Xianning Country Garden	Xianning (Xianan)	438,408	100	75,649	75,649	23/5/2008	0	3Q2011
Suizhou Country Garden	Suizhou (Chengnan)	1,415,829	100	181,147	181,147	21/5/2008	8,131	2Q2011
Jingmen Country Garden	Jingmen (Duodao)	257,000	100	109,928	109,928	15/1/2009	72,947	4Q2010
Country Garden – Sun Palace	Shenyang (Daoyi)	1,079,349	100	583,861	573,244	21/7/2007	74,939	2Q2012
Shenyang Country Garden	Shenyang (Huashan)	566,549	100	236,137	233,147	21/7/2007	75,962	4Q2010
Country Garden – Phoenix City	Shenyang (Sujiatun)	1,239,734	100	1,041,005	1,032,426	24/9/2007	26,638	2Q2013
Country Garden – Galaxy Palace	Shenyang (Yuhong)	1,849,249	100	515,485	514,470	19/3/2008	88,805	4Q2013
Haicheng Country Garden	Liaoning (Haicheng)	586,476	100	447,956	444,586	25/10/2007	449	4Q2012
Country Garden – Lakeside City	Chaohu (Zhongmiao)	715,470	100	409,370	339,166	13/12/2007	91,445	4Q2011
Huangshan Country Garden	Huangshan (Huangshan)	352,284	100	159,206	156,137	6/6/2008	73,097	2Q2011
Chizhou Country Garden	Chizhou (Chizhou)	334,175	100	193,997	192,572	27/1/2008	36,791	2Q2011
Chaohu Country Garden	Chaohu (Nan'an)	456,998	100	161,690	158,208	23/4/2008	67,773	4Q2010
Country Garden – Hill Lake City	Chaohu (Hexian)	1,415,088	100	610,420	585,865	9/5/2008	99,810	4Q2011
Wuhu Country Garden	Wuhu (Sanshanqu)	2,561,666	100	393,696	391,565	6/6/2008	117,098	4Q2011
Anqing Country Garden	Anqing (Anqing)	1,911,628	100	272,466	225,304	19/6/2008	117,666	3Q2010
Suihua Country Garden	Suihua (Beilin)	271,503	100	89,579	87,209	25/9/2008	11,025	2Q2010
Yiyang Country Garden	Yiyang (Yiyang)	259,671	100	67,123	61,461	2/4/2009	20,478	4Q2010
Liuyang Country Garden	Changsha (Liuyang)	434,296	100	86,031	82,127	9/12/2008	31,665	3Q2010
Total attributable GFA					13,361,926			



Details of the 10 Hotels in Operation and 10 Hotel Projects under Construction (as of 31 October 2009)

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	Jul 2005	280	5-star (in operation)
Yangjiang Country Garden Phoenix Hotel	Yangdong Country Garden	May 2007	342	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)
Taishan Country Garden Phoenix Hotel	Taishan Country Garden	Dec 2007	337	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)
Suizhou Country Garden Phoenix Hotel ⁽²⁾	Suizhou Country Garden	2009*	378	5-star rating standard (under construction)
Anqing Country Garden Phoenix Hotel ⁽³⁾	Anqing Country Garden	2009*	334	5-star rating standard (under construction)
Gaoming Country Garden Phoenix Hotel	Gaoming Country Garden	2009*	337	5-star rating standard (under construction)
Xianning Country Garden Phoenix Fountain Hotel	Country Garden – Fountain Village	2009*	335	5-star rating standard (under construction)
Wuhu Country Garden Phoenix Hotel	Wuhu Country Garden	2009*	602	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	2010*	334	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)

Note:

- Hotels are only allowed to apply for star rating after one year of operation.
- Suizhou Country Garden Phoenix Hotel commenced partial trial operation on 20 May 2009 and construction is expected to complete by the end of 2009.
- Anqing Country Garden Phoenix Hotel commenced partial trial operation on 29 October 2009 and construction is expected to complete by the end of 2009.