



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, as well as a constituent stock of Hang Seng China 50 Index on 30 June 2008.

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- As of 30 June 2009, the attributable gross floor area (not site area, same as below) with land use right certificates is approximately 43.51 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 12.67 million sq. m. The Group has completed the master planning of projects with attributable GFA of approximately 6.14 million sq. m., and has submitted the application for the construction permits to related authorities.
- The total contract sales for the first half of 2009 amounted to approximately RMB8.79 billion, posting a year-on-year increase of around 6.5%. The contract sales in terms of GFA was approximately 1.918 million sq. m., representing a year-on-year growth of around 30%.

Breakdown by Development Status for Attributable GFA of Property Development with Land Use Rights (as of 30 June 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	410
GFA completed but unsold (not site area) - The total GFA of properties completed but unsold	930
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	12,670
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	6,140
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	23,360
Total	43,510



Properties Under Development (as of 30 June 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.)	Actual/ *Estimated date of obtaining pre-sale permit	Estimated completion date
Shawan Country Garden	Guangzhou (Panyu)	279,216	100	66,972	62,421	25/7/2007	60,606	17/1/2008	4Q2009
Huanan Country Garden (Phase 1-5 & 7)	Guangzhou (Panyu)	1,010,231	100	65,072	30,107	27/5/2005	3,774	20/11/2008	2Q2010
Country Garden Phoenix City	Guangzhou (Zengcheng)	4,928,696	100	259,489	239,626	29/4/2007	170,633	30/4/2008	4Q2011
Huanan Country Garden (Phase 6)	Guangzhou (Panyu)	423,467	50	1,076	0	15/10/2004	0	—	4Q2009
Nansha Country Garden	Guangzhou (Nansha)	535,900	100	169,162	154,423	29/1/2007	148,195	22/11/2007	1Q2010
Holiday Islands – Huadu	Guangzhou (Huadu)	577,487	100	305,959	298,804	11/5/2006	2,565	25/7/2008	2Q2011
Shunde Country Garden (incl. Country Garden West Court)	Foshan (Shunde)	2,426,411	100	297,783	160,936	28/11/2006	14,905	29/11/2006	4Q2010
Gaoming Country Garden	Foshan (Gaoming)	1,006,647	100	512,453	508,651	31/5/2006	75,578	10/7/2008	1Q2012
Nanhai Country Garden	Foshan (Nanhai)	571,357	100	131,024	129,974	8/3/2006	63,959	24/11/2008	4Q2010
Heshan Country Garden	Jiangmen (Heshan)	2,270,333	100	504,370	453,634	22/3/2007	125,028	13/9/2007	4Q2010
Wuyi Country Garden	Jiangmen (Pengjiang)	688,755	100	21,502	21,442	29/4/2007	17,603	25/12/2007	4Q2009
Xinhui Country Garden	Jiangmen (Xinhui)	590,028	100	188,742	187,809	18/10/2007	60,623	15/4/2009	4Q2010
Taishan Country Garden	Jiangmen (Taishan)	2,696,872	100	672,622	667,310	31/3/2006	9,132	30/8/2007	4Q2011
Yangdong Country Garden	Yangjiang (Yangdong)	388,771	100	16,241	16,241	31/5/2006	10,908	17/9/2008	2Q2010
Zhaoqing Country Garden	Zhaoqing (Gaoyao)	369,413	51	37,632	36,971	19/9/2006	2,370	20/4/2007	1Q2010
Shaoguan Country Garden	Shaoguan (Zhenjiang)	2,428,496	100	710,370	699,283	17/1/2007	47,040	29/9/2007	4Q2012
Huiyang Country Garden	Huizhou (Huiyang)	1,424,300	90	797,171	787,776	22/8/2007	51,497	24/9/2008	4Q2011
Lechang Country Garden	Shaoguan (Lechang)	407,594	100	130,955	130,955	23/10/2007	9,593	21/10/2008	4Q2011
Shaoguan Country Garden – Sun Palace	Shaoguan (Xilian)	3,740,477	100	96,204	91,486	10/3/2008	0	3Q2009*	2Q2010
Enping Country Garden	Jiangmen (Enping)	314,092	100	127,105	125,664	13/12/2007	0	3Q2009*	2Q2011
Shanwei Country Garden	Shanwei (Shanwei)	370,719	100	83,641	83,641	1/9/2008	0	3Q2009*	2Q2010
Yangshan Country Garden	Qingyuan (Yangshan)	307,667	100	19,693	17,484	1/12/2008	0	3Q2009*	4Q2009
Maoming Country Garden	Maoming (Maonan)	324,930	100	29,220	23,366	4/3/2009	0	3Q2009*	4Q2009



Properties Under Development (as of 30 June 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.)	Actual/ *Estimated date of obtaining pre-sale permit	Estimated completion date
Changsha Country Garden	Changsha (Changsha)	1,292,886	100	110,330	110,089	28/12/2006	7,243	15/1/2009	3Q2010
Country Garden – Hill Lake Palace	Changsha (Ningxiang)	268,933	100	167,727	141,311	12/11/2007	34,355	14/10/2008	2Q2010
Taizhou Country Garden	Taizhou (Haining)	972,620	100	346,501	343,631	27/6/2007	95,391	28/12/2007	4Q2010
Manzhouli Country Garden	Hulunbeier (Manzhouli)	3,384,294	100	376,041	369,808	23/7/2007	5,103	20/9/2008	4Q2011
Xing'anmeng Country Garden	Xing'anmeng (Keyouqianq)	941,595	100	305,693	302,793	20/9/2007	6,095	23/8/2008	2Q2012
Tongliao Country Garden	Tongliao (Keerqin)	1,621,231	100	564,952	562,048	3/11/2007	24,049	20/8/2008	4Q2013
Changshou Country Garden	Chongqing (Changshou)	462,513	100	331,240	313,840	5/11/2007	57,524	25/4/2008	4Q2011
Wuhan Country Garden	Wuhan (Hannan)	509,216	100	413,583	395,845	30/1/2008	60,539	4/6/2008	4Q2013
Xianning Country Garden	Xianning (Xianan)	625,732	100	204,987	184,379	15/1/2008	11,912	24/6/2008	2Q2011
Suizhou Country Garden	Suizhou (Chengnan)	1,415,716	100	283,712	280,496	21/5/2008	41,178	23/6/2008	2Q2011
Jingmen Country Garden	Jingmen (Duodao)	144,300	100	56,413	56,413	15/1/2009	37,218	20/4/2009	3Q2010
Country Garden – Sun Palace	Shenyang (Daoyi)	1,088,229	100	583,330	573,236	21/7/2007	36,555	30/7/2008	2Q2012
Shenyang Country Garden	Shenyang (Huashan)	522,208	100	221,309	218,405	21/7/2007	64,192	3/6/2008	4Q2010
Country Garden – Phoenix City	Shenyang (Suijiaun)	1,320,842	100	1,122,107	1,016,809	24/9/2007	19,620	4/11/2008	2Q2013
Country Garden – Galaxy Palace	Shenyang (Yuhong)	1,848,897	100	515,133	514,118	19/3/2008	60,767	18/7/2008	4Q2013
Haicheng Country Garden	Liaoning (Haicheng)	632,364	100	447,956	444,586	25/10/2007	0	3Q2009*	4Q2011
Country Garden – Lakeside City	Chaohu (Zhongmiao)	754,173	100	362,541	292,337	13/12/2007	57,014	10/7/2008	3Q2010
Huangshan Country Garden	Huangshan (Huangshan)	385,868	100	159,668	153,772	6/1/2008	37,612	29/8/2008	4Q2011
Chizhou Country Garden	Chizhou (Chizhou)	423,187	100	206,515	204,949	27/1/2008	16,651	28/9/2008	2Q2011
Chaohu Country Garden	Chaohu (Nan'an)	593,465	100	118,493	115,011	23/4/2008	41,724	15/11/2008	3Q2010
Country Garden – Hill Lake City	Chaohu (Hexian)	2,168,515	100	322,904	318,852	9/5/2008	0	4Q2009*	4Q2010
Wuhu Country Garden	Wuhu (Sanshanqu)	2,569,135	100	487,606	485,474	6/6/2008	62,587	20/9/2008	2Q2012
Anqing Country Garden	Anqing (Anqing)	1,591,180	100	174,311	171,335	19/6/2008	77,813	30/10/2008	2Q2010
Suihua Country Garden	Suihua (Beilin)	271,600	100	271,600	271,007	25/9/2008	6,724	28/9/2008	4Q2011
Total attributable GFA					12,671,655				



Details of the 10 Hotels in Operation and 9 Hotel Projects under Construction (as of 30 June 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	July 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)
Gaoming Country Garden Phoenix Hotel	Gaoming Country Garden	Sept 2009*	337	5-star rating standard (under construction)
Anqing Country Garden Phoenix Hotel	Anqing Country Garden	Nov 2009*	334	5-star rating standard (under construction)
Wuhu Country Garden Phoenix Hotel	Wuhu Country Garden	Nov 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 in October 2009.