



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.

Latest News

- As of 30 September 2010, the attributable gross floor area (not site area, same as below) with land use right certificates is approximately 44.02 million sq. m. (excluding the GFA of which relevant land sales contracts were signed but the application for land use right certificates is in progress). Among which, the attributable GFA with construction permits is around 14.62 million sq. m. The Group has completed the master planning of projects with attributable GFA of approximately 3.94 million sq. m., and has submitted the application for the construction permits to related authorities.
- For the first nine months of 2010, the Group achieved a transaction amount of approximately RMB23.6 billion. Among which, contracted sales accounted for approximately RMB21.8 billion (contracted sales GFA of approximately 4.03 million sq. m.) and approximately RMB1.8 billion pending on final contract signing. The contracted sales and contracted sales GFA for the first nine months of 2010 posted a year-on-year growth of 72% and 40% respectively.
- Transaction amount during the National Day Golden Week Holiday amounted to about RMB2.8 billion and the amount of transaction area was approximately 0.5 million sq. m., representing a growth of approximately 26% and 20% respectively as compared with that of the National Day Golden Week Holiday last year. The Group launched two new projects during the National Day Golden Week Holiday, including Jianghai Country Garden in Jiangmen, Guangdong and Beiliu Country Garden in Beiliu, Guangxi. The two projects recorded transaction amount of approximately RMB280 million (accounting for about 100% of initial launch volume) and RMB180 million (accounting for about 96% of initial launch volume) respectively.
- The Group also recorded satisfactory sales performance for new phases of existing projects during the National Day Golden Week Holiday. Among which, projects with both launch volume and transaction amount exceeding RMB100 million were mainly located in Guangdong Province, including Country Garden Phoenix City, Gaoming Country Garden, Holiday Islands – Qianyuan, Xinhui Country Garden, Huanan Country Garden and Wuyi Country Garden.
- As of 7 October 2010, the Group achieved a transaction amount of approximately RMB26.4 billion since the beginning of the year. Among which, contracted sales accounted for approximately RMB22.5 billion and approximately RMB3.9 billion pending on final contract signing.
- In addition, Country Garden – Grand Palace, a new project in Nanshan, Guangzhou, was launched on 12 October. On the debut day, the Group recorded a transaction amount of approximately RMB120 million (accounting for about 91% of initial launch volume)
- Chongqing Country Garden Phoenix Hotel in Changshou Country Garden commenced full operation in September 2010.
- In September, the Group has repurchased its Convertible Bonds with an aggregate principal amount of approximately RMB230 million. The cumulative principal amount of Convertible Bonds being repurchased represented 69.78% of the issued amount of the Convertible Bonds.



Breakdown by Development Status for Attributable GFA of Property Development with Land Use Rights (as of 30 September 2010)

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	670
GFA completed but unsold (not site area) - The total GFA of properties completed but unsold	1,850
GFA with construction permit obtained (not site area) - Among which, about 3.33 million sq. m. has already met pre-sale conditions and available for pre-sale	14,620
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	3,940
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	22,940
Total	44,020



Properties Under Development (as of 30 September 2010)

Project	City (District)	Aggregate GFA for the entire project (sq. m.)	Interest attributable to the Group (%)	GFA with construction permit obtained (1) (sq. m.)	Actual construction commencement date	Total saleable GFA presold (sq. m.)	Estimated completion date
Huanan Country Garden (Phase 1-5 & 7)	Guangzhou (Panyu)	1,073,825	100	75,156	7/12/2009	37,020	4Q2011
Country Garden Phoenix City	Guangzhou (Zengcheng)	4,665,360	100	929,771	29/4/2007	396,544	4Q2011
Holiday Islands – Huadu	Guangzhou (Huadu)	444,432	100	92,346	11/5/2006	17,669	3Q2011
Shunde Country Garden (incl. Country Garden West Court)	Foshan (Shunde)	2,414,865	100	112,703	26/3/2008	12,371	3Q2012
Jun'an Country Garden	Foshan (Shunde)	254,509	90	864	6/1/2010	0	4Q2010
Gaoming Country Garden	Foshan (Gaoming)	1,007,840	100	291,266	31/5/2006	42,683	3Q2012
Nanhai Country Garden	Foshan (Nanhai)	569,473	100	64,837	31/5/2006	64,837	4Q2010
Heshan Country Garden	Jiangmen (Heshan)	2,055,860	100	899,070	22/5/2009	429,749	4Q2012
Wuyi Country Garden	Jiangmen (Pengjiang)	943,816	100	169,036	16/4/2010	33,039	2Q2012
Xinhui Country Garden	Jiangmen (Xinhui)	588,781	100	277,532	16/4/2008	162,517	4Q2011
Taishan Country Garden	Jiangmen (Taishan)	2,630,963	100	449,448	31/3/2006	80,771	4Q2012
Yangdong Country Garden	Yangjiang (Yangdong)	390,847	100	4,942	31/5/2006	1,887	4Q2010
Zhaoqing Country Garden	Zhaoqing (Gaoyao)	397,624	51	8,085	8/10/2006	0	1Q2011
Shaoguan Country Garden	Shaoguan (Zhenjiang)	1,951,461	100	614,017	17/1/2007	217,382	2Q2012
Huiyang Country Garden	Huizhou (Huiyang)	1,259,354	90	395,874	22/8/2007	101,213	2Q2012
Lechang Country Garden	Shaoguan (Lechang)	496,639	100	107,723	11/4/2008	14,925	3Q2011
Shaoguan Country Garden – Sun Palace	Shaoguan (Xilian)	3,531,728	100	221,733	28/12/2009	83,385	4Q2011
Enping Country Garden	Jiangmen (Enping)	319,291	100	29,014	13/12/2007	0	4Q2010
Shanwei Country Garden	Shanwei (Shanwei)	440,745	100	183,501	11/11/2009	137,264	3Q2011
Yangshan Country Garden	Qingyuan (Yangshan)	773,084	100	61,295	1/12/2009	19,352	3Q2011
Maoming Country Garden	Maoming (Maonan)	311,297	100	167,463	31/12/2009	35,647	2Q2012
Zhaoqing Country Garden – Hill Lake Palace	Zhaoqing (Gaoyao)	213,706	51	128,068	1/6/2009	42,286	4Q2011
Country Garden – Park Prime	Jiangmen (Heshan)	216,835	100	119,256	15/12/2009	13,078	2Q2012
Country Garden – Grand Garden	Guangzhou (Zengcheng)	400,265	100	292,017	29/9/2009	158,767	4Q2011
Holiday Islands – Qingyuan	Qingyuan (Qingcheng)	436,036	100	434,296	11/11/2009	204,668	4Q2011
Country Garden – Sunshine Coast	Jiangmen (Kaiping)	48,816	100	48,446	4/11/2009	37,513	2Q2011
Country Garden Wonderland	Foshan (Nanhai)	144,012	100	143,410	22/12/2009	0	4Q2011
Huaiji Country Garden	Zhaoqing (Huaji)	126,915	100	125,567	10/1/2010	49,345	3Q2011
Jianghai Country Garden	Jiangmen (Jianghai)	456,659	100	52,842	31/3/2010	0	2Q2011
Country Garden City Garden	Foshan (Chancheng)	584,238	90	240,220	30/7/2010	0	4Q2012
Deqing Country Garden	Zhaoqing (Deqing)	192,971	100	98,313	17/5/2010	32,921	2Q2011
Yunfu Country Garden	Yunfu (Jinshan)	125,373	100	59,569	7/5/2010	0	3Q2011

Note:

1. Excluding common facilities area

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Properties Under Development (as of 30 September 2010)

Project	City (District)	Aggregate GFA for the entire project (sq. m.)	Interest attributable to the Group (%)	GFA with construction permit obtained ⁽¹⁾ (sq. m.)	Actual construction commencement date	Total saleable GFA presold (sq. m.)	Estimated completion date
Country Garden Grand Palace	Foshan (Shunde)	369,388	100	227,110	3/2/2010	21,948	2Q2012
Country Garden – Springs City	Qingyuan (Fogang)	485,202	100	34,667	2/4/2010	0	3Q2011
Beiliu Country Garden	Yulin (Beiliu)	273,270	100	110,600	2/2/2010	0	4Q2011
Dalang Country Garden	Dongguan (Dalang)	356,627	100	347,113	27/4/2010	0	3Q2012
Country Garden Grand Palace	Guangzhou (Nansha)	161,159	100	150,270	22/4/2010	0	1Q2012
Xinhui Country Garden – Phase IV	Jiangmen (Xinhui)	409,138	100	62,337	24/3/2010	0	4Q2011
Country Garden Grand Lake	Zhongshan (Wuguishan)	79,886	100	74,477	29/9/2010	0	4Q2011
Changsha Country Garden	Changsha (Changsha)	942,691	100	199,700	22/10/2009	5,989	2Q2012
Country Garden – Hill Lake Palace	Changsha (Ningxiang)	640,702	100	19,999	12/12/2007	0	4Q2010
Taizhou Country Garden	Taizhou (Haining)	786,950	100	257,666	27/6/2007	48,010	4Q2011
Manzhouli Country Garden	Hulunbeier (Manzhouli)	1,589,271	100	286,253	23/7/2007	0	4Q2011
Xing'anmeng Country Garden	Xing'anmeng (Keyouqianqi)	941,645	100	226,694	20/9/2007	25,072	2Q2012
Tongliao Country Garden	Tongliao (Keerqin)	1,664,109	100	298,637	3/11/2007	0	4Q2012
Changshou Country Garden	Chongqing (Changshou)	463,544	100	184,058	5/11/2007	144,273	2Q2011
Wuhan Country Garden	Wuhan (Hainan)	729,277	100	335,517	30/1/2008	23,476	4Q2013
Xianning Country Garden	Xianning (Xianan)	444,605	100	66,087	23/5/2008	5,028	3Q2011
Suizhou Country Garden	Suizhou (Chengnan)	1,422,114	100	190,502	21/5/2008	23,815	3Q2011
Jingmen Country Garden	Jingmen (Dudao)	250,676	100	130,018	15/1/2009	84,121	2Q2011
Country Garden – Sun Palace	Shenyang (Daoyi)	1,063,433	100	388,467	6/11/2007	59,118	4Q2012
Shenyang Country Garden	Shenyang (Huashan)	1,457,428	100	190,383	21/7/2007	12,879	4Q2012
Country Garden – Phoenix City	Shenyang (Suijiatun)	1,168,560	100	885,838	24/9/2007	15,257	2Q2013
Country Garden – Galaxy Palace	Shenyang (Yuhong)	1,703,469	100	413,043	19/3/2008	90,843	2Q2012
Haicheng Country Garden	Anshan (Haicheng)	602,537	100	351,490	25/10/2007	1,930	4Q2012
Country Garden Lakeside City	Chaohu (Zhongmiao)	765,130	100	455,692	29/1/2008	214,725	3Q2011
Huangshan Country Garden	Huangshan (Huangshan)	333,267	100	112,569	24/7/2008	53,655	2Q2011
Chizhou Country Garden	Chizhou (Chizhou)	345,091	100	131,304	27/1/2008	25,530	2Q2011
Chaohu Country Garden	Chaohu (Nan'an)	699,792	100	158,100	23/4/2008	75,917	3Q2011
Country Garden – Hill Lake City	Chaohu (Hexian)	1,000,756	100	522,479	9/5/2008	235,085	4Q2011
Wuhu Country Garden	Wuhu (Sanshanqu)	2,561,012	100	530,458	25/6/2008	178,178	2Q2012
Anqing Country Garden	Anqing (Anqing)	1,729,986	100	64,279	19/6/2008	61,617	3Q2011
Yiyang Country Garden	Yiyang (Yiyang)	549,035	100	63,527	2/4/2009	17,449	2Q2011
Liyuyang Country Garden	Changsha (Liyuyang)	372,424	100	24,768	10/4/2010	4,447	2Q2011
Country Garden – Hot Spring City	Xianning (Xianan)	531,278	100	191,959	7/2/2010	77,688	3Q2011
Tianjin Country Garden	Tianjin (Baifai)	781,165	100	149,939	12/6/2010	75,490	2Q2012
Suihua Country Garden	Suihua (Beilin)	254,383	100	17,929	25/9/2008	0	4Q2011
Total attributable GFA				14,621,198			

Note:

1. Excluding common facilities area



Details of the 13 Hotels in Operation (as of 30 September 2010)

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	Nov 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)
Gaoming Country Garden Phoenix Hotel	Gaoming Country Garden	Nov 2009	337	5-star rating standard (in operation)
Country Garden Phoenix Hot Spring Hotel	Country Garden – Hot Spring City	Nov 2009	335	5-star rating standard (in operation)
Chongqing Country Garden Phoenix Hotel	Changshou Country Garden	Sep 2010	336	5-star rating standard (in operation)

Note:

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



Details of the 15 Hotel Projects under Construction (as of 30 September 2010)

Hotel Name	Location	Actual/ *Estimated Opening Date	No. of Rooms	Star-rating ⁽¹⁾
Anqing Country Garden Phoenix Hotel ⁽²⁾	Anqing Country Garden	2010*	334	5-star rating standard (under construction)
Suizhou Country Garden Phoenix Hotel ⁽³⁾	Suizhou Country Garden	2010*	378	5-star rating standard (under construction)
Wuhu Country Garden Maritim Hotel ⁽⁴⁾	Wuhu Country Garden	2010*	602	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	2011*	336	5-star rating standard (under construction)
Huangshan Country Garden Phoenix Hotel	Huangshan Country Garden	2010*	376	5-star rating standard (under construction)
Chizhou City Country Garden Phoenix Hotel	Chizhou Country Garden	2010*	338	5-star rating standard (under construction)
Shaoguan Country Garden Phoenix Hotel	Shaoguan Country Garden	2010*	335	5-star rating standard (under construction)
Ningxiang Country Garden Phoenix Hotel	Country Garden – Hill Lake Palace	2011*	137	5-star rating standard (under construction)
Yunfu Phoenix Hotel	Yunfu Country Garden	2011*	133	5-star rating standard (under construction)
Lechang Country Garden Phoenix Hotel	Lechang Country Garden	2011*	129	5-star rating standard (under construction)
Shenyang Yuhong Country Garden Phoenix Hotel	Country Garden – Galaxy Palace	2011*	631	5-star rating standard (under construction)
Shenyang Huashan Country Garden Phoenix Hotel	Shenyang Country Garden	2010*	50	5-star rating standard (under construction)
Tianjing Phoenix Hotel	Independent Hotel	2012*	1,229	5-star rating standard (under construction)

Note:

- Hotels are only allowed to apply for star rating after one year of operation.
- Anqing Country Garden Phoenix Hotel commenced partial trial operation on 29 October 2009.
- Suizhou Country Garden Phoenix Hotel commenced partial trial operation on 20 May 2009.
- Wuhu Country Garden Phoenix Hotel commenced partial trial operation on 6 February 2010.