



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 November 2010, the attributable gross floor area (GFA) (not site area, same as below) with land use right certificates is approximately 46.72 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 13.59 million sq. m. The Group has completed the master planning of projects with attributable GFA of approximately 4.63 million sq. m., and has submitted the application for the construction permits to related authorities.
- For the first eleven months of 2010, the Group achieved a transaction amount of approximately RMB32.7 billion. Among which, contracted sales accounted for approximately RMB30.4 billion (contracted sales GFA of approximately 5.60 million sq. m.) and approximately RMB2.3 billion pending on final contract signing. The contracted sales and contracted sales GFA for the first eleven months of 2010 posted a year-on-year growth of 57% and 35% respectively. The Group has exceeded the annual contracted sales target of RMB30 billion for 2010 ahead of schedule.
- In November 2010, the Group recorded contracted sales of approximately RMB3.5 billion and contracted sales GFA of approximately 0.64 million sq. m., posting a year-on-year increase of approximately 14% and 8% respectively.





Breakdown by Development Status for Attributable GFA of Property Development with Land Use Rights (as of 30 November 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	1,300
GFA completed but unsold (not site area) - The total GFA of properties completed but unsold	1,940
GFA with construction permit obtained (not site area) - Among which, about 2.56 million sq. m. has already met pre-sale conditions and available for pre-sale	13,590
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	4,630
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	25,260
Total	46,720



Properties Under Development (as of 30 November 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	63,817	4Q2011
Country Garden Phoenix City	Guangzhou (Zengcheng)	4,665,360	100	839,721	29/4/2007	351,760	3Q2012
Holiday Islands – Huadu	Guangzhou (Huadu)	444,432	100	92,346	11/5/2006	21,725	3Q2011
Shunde Country Garden (incl. Country Garden West Court)	Foshan (Shunde)	2,414,783	100	111,615	26/3/2008	18,106	3Q2012
Jun'an Country Garden	Foshan (Shunde)	254,509	90	864	6/1/2010	0	3Q2011
Gaoming Country Garden	Foshan (Gaoming)	1,007,952	100	291,266	31/5/2006	96,286	3Q2012
Nanhai Country Garden	Foshan (Nanhai)	569,446	100	64,826	31/5/2006	64,826	4Q2010
Heshan Country Garden	Jiangmen (Heshan)	2,055,877	100	757,585	22/5/2009	322,484	4Q2012
Wuyi Country Garden	Jiangmen (Pengjiang)	944,202	100	169,168	16/4/2010	68,862	2Q2012
Xinhui Country Garden	Jiangmen (Xinhui)	588,759	100	277,532	16/4/2008	206,432	4Q2011
Taishan Country Garden	Jiangmen (Taishan)	2,630,885	100	449,370	31/3/2006	123,731	4Q2012
Yangdong Country Garden	Yangjiang (Yangdong)	390,847	100	4,942	31/5/2006	1,887	4Q2010
Zhaoqing Country Garden	Zhaoqing (Gaoyao)	468,826	51	3,183	8/10/2006	0	3Q2011
Shaoguan Country Garden	Shaoguan (Zhenjiang)	1,963,340	100	299,667	17/1/2007	45,417	2Q2012
Huiyang Country Garden	Huizhou (Huiyang)	1,233,951	90	371,538	22/8/2007	104,985	2Q2012
Lechang Country Garden	Shaoguan (Lechang)	496,639	100	107,796	11/4/2008	27,794	4Q2011
Shaoguan Country Garden – Sun Palace	Shaoguan (Xilian)	3,531,898	100	183,475	28/12/2009	85,433	4Q2011
Enping Country Garden	Jiangmen (Enping)	319,289	100	29,012	13/12/2007	0	2Q2011
Shanwei Country Garden	Shanwei (Shanwei)	440,847	100	150,124	11/11/2009	144,878	3Q2011
Yangshan Country Garden	Qingyuan (Yangshan)	773,152	100	46,964	1/4/2010	23,493	3Q2011
Maoming Country Garden	Maoming (Maonan)	390,201	100	177,422	31/12/2009	35,807	4Q2012
Zhaoqing Country Garden – Hill Lake Palace	Zhaoqing (Gaoyao)	240,424	51	128,053	1/6/2009	52,949	2Q2012
Country Garden – Park Prime	Jiangmen (Heshan)	217,048	100	119,256	15/12/2009	14,784	2Q2012
Country Garden – Grand Garden	Guangzhou (Zengcheng)	402,294	100	185,793	10/2/2010	109,425	4Q2011
Holiday Islands – Qingyuan	Qingyuan (Qingcheng)	436,048	100	434,308	11/11/2009	249,132	4Q2011
Country Garden – Sunshine Coast	Jiangmen (Kaiping)	48,816	100	48,446	4/11/2009	41,280	2Q2011
Country Garden Wonderland	Foshan (Nanhai)	143,996	100	143,156	22/12/2009	18,023	4Q2011
Huaiji Country Garden	Zhaoqing (Huajiji)	126,838	100	125,490	29/10/2009	71,230	3Q2011
Jianghai Country Garden	Jiangmen (Jianghai)	456,659	100	52,842	31/3/2010	31,178	2Q2011
Country Garden City Garden	Foshan (Chancheng)	586,291	90	239,420	30/7/2010	0	4Q2012
Deqing Country Garden	Zhaoqing (Deqing)	192,971	100	98,014	17/5/2010	41,469	2Q2011
Yunfu Country Garden	Yunfu (Jinshan)	125,371	100	59,550	7/5/2010	34,047	1Q2012

Note:

1. Excluding common facilities area

(Continued next page) 3



Properties Under Development (as of 30 November 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)	370,340	100	366,025	3/2/2010	59,362	4Q2012
Country Garden - Springs City	Qingyuan (Fogang)	480,044	100	69,035	2/4/2010	0	3Q2011
Beiliu Country Garden	Yulin (Beiliu)	330,991	100	110,600	2/2/2010	48,591	2Q2012
Dalang Country Garden	Dongguan (Dalang)	353,193	100	343,466	27/4/2010	32,549	3Q2012
Country Garden Grand Palace	Guangzhou (Nansha)	161,179	100	149,824	22/4/2010	16,267	1Q2012
Xinhui Country Garden - Phase IV	Jiangmen (Xinhui)	407,998	100	62,337	24/3/2010	0	4Q2011
Country Garden Grand Lake	Zhongshan (Wuguishan)	79,886	100	74,477	29/9/2010	0	4Q2011
Fengkai Country Garden	Zhaoqing (Fengkai)	218,087	100	70,547	14/10/2010	0	4Q2011
Changsha Country Garden	Changsha (Changsha)	942,826	100	174,344	25/11/2009	8,937	2Q2012
Country Garden - Hill Lake Palace	Changsha (Ningxiang)	640,702	100	13,134	12/12/2007	0	2Q2011
Taizhou Country Garden	Taizhou (Haining)	769,711	100	205,917	27/6/2007	53,207	4Q2011
Manzhouli Country Garden	Hulunbeier (Manzhouli)	1,589,271	100	286,253	23/7/2007	0	4Q2011
Xing'anmeng Country Garden	Xing'anmeng (Keyouqiang)	941,644	100	196,864	20/9/2007	23,590	4Q2012
Tongliao Country Garden	Tongliao (Keerqin)	1,664,109	100	297,553	3/11/2007	0	4Q2012
Wuhan Country Garden	Wuhan (Hannan)	781,285	100	388,580	30/1/2008	29,126	4Q2013
Xianning Country Garden	Xianning (Xian'an)	444,596	100	66,078	23/5/2008	11,521	3Q2011
Suizhou Country Garden	Suizhou (Chengnan)	1,422,114	100	143,350	21/5/2008	28,108	3Q2011
Jingmen Country Garden	Jingmen (Duodao)	250,460	100	128,357	15/1/2009	109,357	2Q2011
Country Garden - Sun Palace	Shenyang (Daoyi)	1,060,126	100	278,032	6/11/2007	915	4Q2012
Shenyang Country Garden	Shenyang (Huashan)	1,457,428	100	159,577	21/7/2007	3,698	4Q2012
Country Garden - Phoenix City	Shenyang (Sujiatun)	1,169,222	100	885,838	24/9/2007	26,113	2Q2013
Country Garden - Galaxy Palace	Shenyang (Yuhong)	1,703,469	100	393,790	19/3/2008	44,472	4Q2012
Haicheng Country Garden	Anshan (Haicheng)	602,308	100	351,490	25/10/2007	2,425	4Q2012
Country Garden Lakeside City	Chaohu (Zhongmiao)	765,295	100	320,012	29/1/2008	118,386	3Q2011
Huangshan Country Garden	Huangshan (Huangshan)	333,319	100	46,206	2/2/2010	4,230	4Q2011
Chizhou Country Garden	Chizhou (Chizhou)	345,091	100	131,304	27/11/2008	54,291	2Q2011
Chaohu Country Garden	Chaohu (Nan'an)	685,236	100	131,653	23/4/2008	81,531	3Q2011
Country Garden - Hill Lake City	Chaohu (Hexian)	1,000,756	100	522,479	9/5/2008	240,449	4Q2011
Wuhu Country Garden	Wuhu (Sanshanqu)	2,561,012	100	530,458	25/6/2008	198,706	2Q2012
Anqing Country Garden	Anqing (Anqing)	1,735,194	100	119,063	19/6/2008	61,115	4Q2011
Yiyang Country Garden	Yiyang (Yiyang)	549,035	100	63,527	5/2/2010	35,643	2Q2011
Liuyang Country Garden	Changsha (Liuyang)	372,424	100	60,216	10/4/2010	9,031	3Q2011
Country Garden - Hot Spring City	Xianning (Xian'an)	531,278	100	191,959	7/2/2010	113,242	3Q2011
Tianjin Country Garden	Tianjin (Baifai)	974,316	100	220,502	12/6/2010	115,479	2Q2012
Suihua Country Garden	Suihua (Beilin)	254,382	100	30,535	25/9/2008	170	4Q2011
Total attributable GFA				13,595,794			

Note:

1. Excluding common facilities area



Details of the 14 Hotels in Operation (as of 30 November 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)
Jingmen Country Garden Phoenix Hotel	Jingmen Country Garden	Oct 2010	138	5-star rating standard (in operation)

Note:

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



Details of the 21 Hotel Projects under Construction (as of 30 November 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 ⁽⁵⁾	Wuhan Country Garden	2010*	334	5-star rating standard (under construction)
Chaohu Country Garden La Phoenix Hotel	Country Garden Lakeside City	2011*	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	2011*	376	5-star rating standard (under construction)
Chizhou City Country Garden Phoenix Hotel	Chizhou Country Garden	2011*	338	5-star rating standard (under construction)
Shaoguan Country Garden Phoenix Hotel	Shaoguan Country Garden	2011*	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)
Tianjin Phoenix Hotel	Independent Hotel	2012*	1,229	5-star rating standard (under construction)
Zhangjiajie Phoenix International Resort Hotel	Independent Hotel	2012*	1,121	5-star rating standard (under construction)
Tongliao Country Garden Phoenix Hotel	Tongliao Country Garden	2011*	134	5-star rating standard (under construction)
Fogang Hot Spring Hotel	Country Garden – Springs City	2011*	11	5-star rating standard (under construction)
Huiyang Phoenix Hotel	Huiyang Country Garden	2012*	133	5-star rating standard (under construction)
Tianjin Balizhou Country Garden Hotel	Tianjin Country Garden	2011*	134	5-star rating standard (under construction)
Taizhou Country Garden Phoenix Hotel	Taizhou Country Garden	2011*	330	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.
- Wuhan Country Garden Phoenix Hotel commenced partial trial operation on 30 October 2010.