



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 28 February 2010, the attributable gross floor area (not site area, same as below) with land use right certificates is approximately 42.83 million sq. m. (excluding the GFA of which relevant 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 13.45 million sq. m. The Group has completed the master planning of projects with attributable GFA of approximately 5.62 million sq. m., and has submitted the application for the construction permits to related authorities.
- As at 28 February 2010, the Group achieved a transaction amount of approximately RMB5.2 billion, among which contracted sales accounted for approximately RMB4.0 billion (contracted sales GFA of approximately 690,000 sq. m.) and approximately RMB1.2 billion pending for final contract signing. Contracted sales and contracted GFA for the two months ended 28 February 2010 posted a year-on-year growth of 71% and 43% respectively.
- The Group’s strong sales performance in Guangdong area in January continued throughout February. Among which, the initial launch of 439 units at Country Garden – Grand Garden in Zengcheng, Guangzhou were sold out in two days at a transaction amount of approximately RMB560 million on its sales debut. (To review the grand launch of the project, please visit the following website: - http://www.bgy.cn/cn/projects/gd_haoyuan/video.html)
- In addition, Country Garden Phoenix City (Guangzhou) and Holiday Islands – Qingyuan each achieved a transaction amount of approximately RMB310 million. Shaoguan Country Garden and Shaoguan Country Garden – Sun Palace in Northern Guangdong achieved an aggregated transaction amount of about RMB210 million, Heshan Country Garden in Jiangmen achieved a transaction amount of approximately RMB170 million. Other projects such as Taishan Country Garden in Jiangmen, Gaoming Country Garden in Foshan, Zhaoqing Country Garden – Hill Lake Palace were also well-received by the market, with each project achieving a transaction amount of close to RMB100 million.



Breakdown by Development Status for Attributable GFA of Property Development with Land Use Rights (as of 28 February 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	380
GFA completed but unsold (not site area) - The total GFA of properties completed but unsold	1,320
GFA with construction permit obtained (not site area) - Among which, about 3.38 million sq.m. has already met pre-sale conditions and available for pre-sale	13,450
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	5,620
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	22,060
Total	42,830



Properties Under Development (as of 28 February 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 (Paiyu)	1,074,587	100	76,348	27/5/2005	17,626	4Q2011
Country Garden Phoenix City	Guangzhou (Zengcheng)	4,668,538	100	609,621	29/4/2007	308,745	4Q2011
Huanan Country Garden (Phase 6)	Guangzhou (Paiyu)	423,467	50	0	15/10/2004	0	4Q2010
Licheng Country Garden	Guangzhou (Zengcheng)	568,283	100	47,765	23/9/2009	26,504	4Q2010
Nansha Country Garden	Guangzhou (Nansha)	508,396	100	139,206	29/1/2007	137,980	3Q2010
Holiday Islands – Huadu	Guangzhou (Huadu)	443,400	100	175,122	11/5/2006	25,165	2Q2011
Shunde Country Garden (incl. Country Garden West Court)	Foshan (Shunde)	2,427,341	100	151,388	28/11/2006	21,078	3Q2011
Junan Country Garden	Foshan (Shunde)	254,509	90	864	6/1/2010	0	4Q2010
Gaoming Country Garden	Foshan (Gaoming)	1,007,843	100	476,932	31/5/2006	122,691	4Q2011
Nanhai Country Garden	Foshan (Nanhai)	569,476	100	64,837	8/3/2006	50,681	4Q2010
Heshan Country Garden	Jiangmen (Heshan)	2,046,138	100	438,055	4/6/2008	219,177	2Q2011
Xinhui Country Garden	Jiangmen (Xinhui)	590,667	100	205,241	18/10/2007	160,806	4Q2010
Taishan Country Garden	Jiangmen (Taishan)	2,631,697	100	551,110	31/3/2006	68,385	3Q2012
Yangdong Country Garden	Yangjiang (Yangdong)	391,500	100	2,885	31/5/2006	0	4Q2010
Zhaoqing Country Garden	Zhaoqing (Gaoyao)	369,071	51	17,941	8/10/2006	3,735	2Q2010
Shaoguan Country Garden	Shaoguan (Zhenjiang)	1,877,437	100	861,181	28/2/2007	262,587	4Q2012
Huiyang Country Garden	Huizhou (Huiyang)	1,413,172	90	693,450	22/8/2007	46,879	4Q2011
Lechang Country Garden	Shaoguan (Lechang)	491,635	100	130,404	23/10/2007	16,401	2Q2012
Shaoguan Country Garden – Sun Palace	Shaoguan (Xilian)	3,529,916	100	201,048	10/3/2008	102,418	4Q2011
Enping Country Garden	Jiangmen (Enping)	311,605	100	117,754	13/12/2007	22,582	4Q2010
Shanwei Country Garden	Shanwei (Shanwei)	434,797	100	166,230	12/9/2008	159,075	2Q2011
Yangshan Country Garden	Qingyuan (Yangshan)	431,967	100	57,524	1/12/2008	34,673	4Q2010
Maoming Country Garden	Maoming (Maonan)	296,762	100	133,291	4/3/2009	61,012	4Q2010
Country Garden - Lychee Park	Guangzhou (Zengcheng)	86,069	100	85,309	6/7/2009	62,609	4Q2010
Zhaoqing Country Garden - Hill Lake Palace	Zhaoqing (Gaoyao)	141,332	51	125,198	1/6/2009	45,696	4Q2010
Sihui Country Garden	Sihui (Dongchengqu)	47,082	100	45,473	27/5/2009	39,420	3Q2010
Country Garden - Park Prime	Jiangmen (Heshan)	107,375	100	56,417	9/7/2009	21,450	4Q2010
Country Garden – Grand Garden	Guangzhou (Zengcheng)	136,304	100	115,559	29/9/2009	48,555	2Q2011
Holiday Islands - Qingyuan	Qingyuan (Qingcheng)	441,466	100	272,680	11/11/2009	103,913	1Q2011
Country Garden - Sunshine Coast	Jiangmen (Kaiping)	49,439	100	29,345	4/11/2009	0	4Q2010
Country Garden Wonderland	Foshan (Nanhai)	168,437	100	82,493	22/12/2009	0	2Q2011

Note:
 1. Excluding common facilities area



Properties Under Development (as of 28 February 2010)

Project	City (District)	Aggregate GFA for the entire project (sq. m.)	Interest attributable to the Group (%)	GFA with construction permit obtained (sq. m.) ⁽¹⁾	Actual construction commencement date	Total saleable GFA presold (sq. m.)	Estimated completion date
Huaiji Country Garden	Zhaoqing (Huaili)	126,941	100	125,594	29/10/2009	0	1Q2011
Country Garden Grand Palace	Foshan (Shunde)	354,545	100	46,346	3/2/2010	0	4Q2010
Changsha Country Garden	Changsha (Changsha)	922,029	100	123,884	22/10/2009	430	2Q2011
Country Garden – Hill Lake Palace	Changsha (Ningxiang)	638,933	100	86,703	12/12/2007	12,887	4Q2011
Taizhou Country Garden	Taizhou (Haining)	759,112	100	283,641	27/6/2007	47,159	4Q2010
Manzhouli Country Garden	Hulunbeier (Manzhouli)	1,589,264	100	286,242	23/7/2007	0	4Q2011
Xing'anmeng Country Garden	Xing'anmeng (Keyouqianqi)	941,645	100	226,694	20/9/2007	235	2Q2012
Tongliao Country Garden	Tongliao (Keerqin)	1,635,177	100	497,465	3/11/2007	10,622	4Q2013
Changshou Country Garden	Chongqing (Changshou)	463,120	100	227,518	5/11/2007	77,345	4Q2011
Wuhan Country Garden	Wuhan (Hannan)	744,767	100	325,845	30/1/2008	15,465	4Q2013
Xianning Country Garden	Xianning (Xianan)	432,276	100	101,268	23/5/2008	7,200	3Q2011
Suizhou Country Garden	Suizhou (Chengnan)	1,420,450	100	161,965	21/5/2008	10,113	2Q2011
Jingmen Country Garden	Jingmen (Duodao)	252,811	100	109,875	15/1/2009	97,024	4Q2010
Country Garden – Sun Palace	Shenyang (Daoyi)	1,079,655	100	536,428	21/7/2007	51,838	4Q2012
Shenyang Country Garden	Shenyang (Huashan)	1,436,904	100	133,653	21/7/2007	32,394	2Q2011
Country Garden – Phoenix City	Shenyang (Sujiatun)	1,239,824	100	1,021,017	24/9/2007	24,854	2Q2013
Country Garden – Galaxy Palace	Shenyang (Yuhong)	1,849,249	100	532,145	19/3/2008	118,159	4Q2013
Haicheng Country Garden	Anshan (Haicheng)	602,523	100	359,594	25/10/2007	5,483	4Q2012
Country Garden – Lakeside City	Chaohu (Zhongmiao)	719,983	100	370,660	29/1/2008	157,021	4Q2011
Huangshan Country Garden	Huangshan (Huangshan)	337,393	100	115,143	24/7/2008	53,507	2Q2011
Chizhou Country Garden	Chizhou (Chizhou)	310,221	100	165,377	27/1/2008	30,987	2Q2011
Chaohu Country Garden	Chaohu (Nan'an)	366,600	100	113,813	23/4/2008	39,082	2Q2011
Country Garden – Hill Lake City	Chaohu (Hexian)	1,152,633	100	585,865	9/5/2008	198,669	4Q2011
Wuhu Country Garden	Wuhu (Sanshanqu)	2,539,137	100	418,476	25/6/2008	136,542	4Q2011
Anqing Country Garden	Anqing (Anqing)	1,861,964	100	188,444	19/6/2008	105,620	2Q2011
Suihua Country Garden	Suihua (Beilin)	269,133	100	39,519	25/9/2008	4,382	3Q2010
Yiyang Country Garden	Yiyang (Yiyang)	354,034	100	91,694	2/4/2009	38,405	2Q2011
Liuyang Country Garden	Changsha (Liuyang)	372,425	100	91,301	9/12/2008	38,446	2Q2011
Country Garden – Fountain Village	Xianning (Xianan)	315,611	100	90,430	7/2/2010	0	4Q2010
Total attributable GFA				13,447,700			

Note:
 1. Excluding common facilities area



Details of the 12 Hotels in Operation and 8 Hotel Projects under Construction (as of 28 February 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	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)
Gaoming Country Garden Phoenix Hotel	Gaoming Country Garden	Nov 2009	337	5-star rating standard (in operation)
Country Garden Phoenix Fountain Hotel	Country Garden – Fountain Village	Nov 2009	335	5-star rating standard (in operation)
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 Phoenix Hotel ⁽⁴⁾	Wuhu Country Garden	2010*	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)
Chizhou City Country Garden Phoenix Hotel	Chizhou Country Garden	2011*	338	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.