



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 30 April 2010, the attributable gross floor area (not site area, same as below) with land use right certificates is approximately 43.87 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 14.65 million sq. m. The Group has completed the master planning of projects with attributable GFA of approximately 5.15 million sq. m., and has submitted the application for the construction permits to related authorities.
- For the first four months of 2010, the Group achieved a transaction amount of approximately RMB10.3 billion. Among which, contracted sales accounted for approximately RMB9.5 billion (contracted sales GFA of approximately 1.69 million sq. m.) and approximately RMB800 million pending on final contract signing. Contracted sales and contracted sales GFA for the first four months of 2010 posted a year-on-year growth of 106% and 72% respectively.
- The Group achieved satisfactory sales performance in April 2010, with contracted sales amounting to approximately RMB3 billion, representing a year-on-year growth of about 180%. Contracted sales GFA was approximately 550,000 sq. m., representing a year-on-year growth of approximately 129%.
- During the Labour Day Holidays (1 May to 3 May), the Group achieved a transaction amount of approximately RMB1.1 billion, posting a year-on-year growth of about 98%. A total of 1,429 units were sold in these three days. Among which, Huajiji Country Garden in Zhaoqing City of Guangdong Province commenced debut sales on 1 May and recorded a transaction amount of about RMB160 million in three days. Country Garden – Hot Spring City in Xianning City of Hubei Province commenced debut sales on 2 May and achieved a transaction amount of approximately RMB250 million in two days.
- Pursuant to Group’s intention to use the net proceeds from the 7-year USD550M senior notes issued in April 2010 to repurchase its RMB4,314 million convertible bonds due 2013 (the “Convertible Bonds”) so as to demonstrate its early and proactive liability management, the Group has further repurchased Convertible Bonds with an aggregate principal amount of about RMB1,186 million. The cumulative principal amount of Convertible Bonds being repurchased reached about RMB1,967 million, representing about 45.6% 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 April 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	300
GFA completed but unsold (not site area) - The total GFA of properties completed but unsold	1,470
GFA with construction permit obtained (not site area) - Among which, about 3.4 million sq.m. has already met pre-sale conditions and available for pre-sale	14,650
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	5,150
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	22,300
Total	43,870



Properties Under Development (as of 30 April 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)	1,074,587	100	76,348	27/5/2005	17,626	4Q2011
Country Garden Phoenix City	Guangzhou (Zengcheng)	4,644,032	100	609,226	29/4/2007	379,055	4Q2011
Licheng Country Garden	Guangzhou (Zengcheng)	568,283	100	47,765	23/9/2009	33,755	4Q2010
Nansha Country Garden	Guangzhou (Nansha)	507,674	100	63,049	29/1/2007	62,353	3Q2010
Holiday Islands – Huadu	Guangzhou (Huadu)	444,359	100	117,235	11/5/2006	25,531	2Q2011
Shunde Country Garden (incl. Country Garden West Court)	Foshan (Shunde)	2,427,341	100	151,388	28/11/2006	28,038	3Q2011
Jun'an 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	139,420	4Q2011
Nanhai Country Garden	Foshan (Nanhai)	569,476	100	64,837	8/3/2006	55,353	4Q2010
Heshan Country Garden	Jiangmen (Heshan)	2,059,190	100	643,123	4/6/2008	287,454	2Q2011
Wuyi Country Garden	Jiangmen (Pengjiang)	933,136	100	79,565	16/4/2010	0	2Q2011
Xinhui Country Garden	Jiangmen (Xinhui)	588,877	100	397,719	18/10/2007	173,082	4Q2011
Taishan Country Garden	Jiangmen (Taishan)	2,631,950	100	551,110	31/3/2006	96,968	3Q2012
Yangdong Country Garden	Yangjiang (Yangdong)	391,670	100	2,885	31/5/2006	0	4Q2010
Zhaoqing Country Garden	Zhaoqing (Gaoyao)	369,076	51	17,941	8/10/2006	5,904	4Q2010
Shaoguan Country Garden	Shaoguan (Zhenjiang)	1,953,157	100	835,046	17/1/2007	315,095	4Q2012
Huiyang Country Garden	Huizhou (Huiyang)	1,413,138	90	693,416	22/8/2007	79,903	2Q2012
Lechang Country Garden	Shaoguan (Lechang)	516,662	100	141,478	23/10/2007	21,268	4Q2012
Shaoguan Country Garden – Sun Palace	Shaoguan (Xilian)	3,531,728	100	306,518	10/3/2008	110,611	4Q2011
Enping Country Garden	Jiangmen (Enping)	311,524	100	30,807	13/12/2007	8,005	4Q2010
Shanwei Country Garden	Shanwei (Shanwei)	436,028	100	228,237	12/9/2008	160,194	2Q2011
Yangshan Country Garden	Qingyuan (Yangshan)	494,310	100	64,630	13/9/2009	18,321	4Q2010
Maoming Country Garden	Maoming (Maonan)	297,033	100	188,902	4/3/2009	75,236	1Q2011
Country Garden - Lychee Park	Guangzhou (Zengcheng)	86,069	100	85,309	6/7/2009	66,822	4Q2010
Zhaoqing Country Garden - Hill Lake Palace	Zhaoqing (Gaoyao)	206,284	51	193,376	1/6/2009	61,344	2Q2011
Sihui Country Garden	Sihui (Dongchengqu)	47,082	100	45,473	27/5/2009	39,895	3Q2010
Country Garden - Park Prime	Jiangmen (Heshan)	212,109	100	158,262	9/7/2009	24,074	4Q2012
Country Garden – Grand Garden	Guangzhou (Zengcheng)	282,646	100	185,970	29/9/2009	128,009	4Q2011
Holiday Islands - Qingyuan	Qingyuan (Qingcheng)	440,735	100	272,680	11/11/2009	166,554	1Q2011
Country Garden - Sunshine Coast	Jiangmen (Kaiping)	49,187	100	48,458	4/11/2009	0	4Q2010
Country Garden Wonderland	Foshan (Nanhai)	143,996	100	143,394	22/12/2009	0	4Q2011
Huaiji Country Garden	Zhaoqing (Huaji)	127,030	100	125,682	29/10/2009	0	4Q2011

Note:
 1. Excluding common facilities area



Properties Under Development (as of 30 April 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)	357,851	100	114,735	3/2/2010	0	4Q2011
Dalang Country Garden	Dongguan (Dalang)	337,780	100	85,675	27/4/2010	0	2Q2011
Country Garden – Grand Palace	Guangzhou (Nansha)	171,035	100	84,458	22/4/2010	0	4Q2011
Xinhui Country Garden – Phase IV	Jiangmen (Xinhui)	395,909	100	63,124	24/3/2010	0	2Q2011
Changsha Country Garden	Changsha (Changsha)	922,029	100	123,884	22/10/2009	1,628	3Q2011
Country Garden – Hill Lake Palace	Changsha (Ningxiang)	640,703	100	86,602	12/12/2007	14,149	4Q2011
Taizhou Country Garden	Taizhou (Haining)	789,838	100	247,600	27/6/2007	35,595	4Q2010
Manzhouli Country Garden	Hulunbeier (Manzhouli)	1,589,264	100	286,242	23/7/2007	0	4Q2011
Xing'anmeng Country Garden	Xing'anmeng (Keyouqiang)	941,645	100	226,694	20/9/2007	3,555	2Q2012
Tongliao Country Garden	Tongliao (Keerqin)	1,663,414	100	497,465	3/11/2007	18,047	4Q2013
Changshou Country Garden	Chongqing (Changshou)	463,052	100	227,422	5/11/2007	109,791	4Q2011
Wuhan Country Garden	Wuhan (Hannan)	729,036	100	386,751	30/1/2008	28,857	4Q2013
Xianning Country Garden	Xianning (Xianan)	455,908	100	101,268	23/5/2008	14,965	3Q2011
Suizhou Country Garden	Suizhou (Chengnan)	1,420,450	100	161,965	21/5/2008	15,887	2Q2011
Jingmen Country Garden	Jingmen (Duodao)	256,121	100	199,778	15/1/2009	125,213	2Q2011
Country Garden – Sun Palace	Shenyang (Daoyi)	1,079,655	100	536,428	21/7/2007	52,552	4Q2012
Shenyang Country Garden	Shenyang (Huashan)	1,446,745	100	157,657	21/7/2007	34,089	2Q2011
Country Garden – Phoenix City	Shenyang (Sujiatun)	1,158,989	100	930,616	24/9/2007	25,843	2Q2013
Country Garden – Galaxy Palace	Shenyang (Yuhong)	1,849,249	100	532,049	19/3/2008	135,521	4Q2012
Haicheng Country Garden	Anshan (Haicheng)	602,523	100	359,594	25/10/2007	7,493	4Q2012
Country Garden – Lakeside City	Chaohu (Zhongmiao)	776,779	100	427,897	29/1/2008	182,006	4Q2011
Huangshan Country Garden	Huangshan (Huangshan)	334,325	100	115,095	24/7/2008	73,430	2Q2011
Chizhou Country Garden	Chizhou (Chizhou)	333,721	100	155,901	27/1/2008	36,425	2Q2011
Chaohu Country Garden	Chaohu (Nan'an)	496,384	100	113,250	23/4/2008	55,083	4Q2011
Country Garden – Hill Lake City	Chaohu (Hexian)	1,000,756	100	627,036	9/5/2008	251,498	1Q2012
Wuhu Country Garden	Wuhu (Sanshanqu)	2,539,137	100	414,608	25/6/2008	176,375	4Q2011
Anqing Country Garden	Anqing (Anqing)	1,951,881	100	185,712	19/6/2008	132,188	2Q2011
Suihua Country Garden	Suihua (Beilin)	254,014	100	17,127	25/9/2008	422	3Q2010
Yiyang Country Garden	Yiyang (Yiyang)	348,590	100	130,232	2/4/2009	42,376	2Q2011
Liuyang Country Garden	Changsha (Liuyang)	372,424	100	91,246	9/12/2008	53,923	2Q2011
Country Garden – Hot Spring City	Xianning (Xianan)	459,357	100	81,352	7/2/2010	0	2Q2011
Total attributable GFA				14,644,115			

Note:
1. Excluding common facilities area



Details of the 12 Hotels in Operation and 11 Hotel Projects under Construction (as of 30 April 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)
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)
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*	100	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.