



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 31 July 2010, the attributable gross floor area (not site area, same as below) with land use right certificates is approximately 43.36 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 14.53 million sq. m. The Group has completed the master planning of projects with attributable GFA of approximately 4.30 million sq. m., and has submitted the application for the construction permits to related authorities.
- For the first seven months of 2010, the Group achieved a transaction amount of approximately RMB16.8 billion. Among which, contracted sales accounted for approximately RMB15.3 billion (contracted sales GFA of approximately 2.83 million sq. m.) and approximately RMB1.5 billion pending final contract signing. The contracted sales and contracted sales GFA for the first seven months of 2010 posted a year-on-year growth of 53% and 27%.
- Tianjin Country Garden, the Group’s first project in Beijing and Tianjin region, was launched on 10 July. Transaction amount on the debut day totaled to approximately RMB230 million. The Group made its second launch on 24 July and achieved a transaction amount of RMB430 million within two days. As at the end of July, transaction amount of Tianjin County Garden reached approximately RMB730 million.



Breakdown by Development Status for Attributable GFA of Property Development with Land Use Rights (as of 31 July 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	370
GFA completed but unsold (not site area) - The total GFA of properties completed but unsold	1,780
GFA with construction permit obtained (not site area) - Among which, about 3.08 million sq. m. has already met pre-sale conditions and available for pre-sale	14,530
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	4,300
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	22,380
Total	43,360



Properties Under Development (as of 31 July 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)	1,074,450	100	85,356	7/12/2009	0	4Q2011
Country Garden Phoenix City	Guangzhou (Zengcheng)	4,678,454	100	605,630	29/4/2007	353,930	4Q2011
Holiday Islands – Huadu	Guangzhou (Huadu)	444,359	100	101,128	11/5/2006	16,115	2Q2011
Shunde Country Garden (incl. Country Garden West Court)	Foshan (Shunde)	2,415,372	100	152,148	26/3/2008	35,106	3Q2011
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	15,739	4Q2011
Nanhai Country Garden	Foshan (Nanhai)	569,473	100	64,837	31/5/2006	64,173	4Q2010
Heshan Country Garden	Jiangmen (Heshan)	2,038,037	100	907,653	4/6/2008	359,799	4Q2011
Wuyi Country Garden	Jiangmen (Pengjiang)	936,031	100	100,830	16/4/2010	0	4Q2011
Xinhui Country Garden	Jiangmen (Xinhui)	588,876	100	377,492	18/10/2007	214,036	4Q2011
Taishan Country Garden	Jiangmen (Taishan)	2,630,770	100	509,674	31/3/2006	79,161	3Q2012
Yangdong Country Garden	Yangjiang (Yangdong)	391,670	100	2,885	31/5/2006	0	4Q2010
Zhaoqing Country Garden	Zhaoqing (Gaoyao)	368,153	51	8,085	8/10/2006	0	4Q2010
Shaoguan Country Garden	Shaoguan (Shenjiang)	1,957,717	100	734,925	17/1/2007	265,037	4Q2012
Huiyang Country Garden	Huizhou (Huiyang)	1,256,702	90	495,933	22/8/2007	74,173	2Q2012
Lechang Country Garden	Shaoguan (Lechang)	493,245	100	119,506	11/4/2008	16,942	4Q2012
Shaoguan Country Garden – Sun Palace	Shaoguan (Xilian)	3,531,728	100	222,617	28/12/2009	54,589	4Q2011
Enping Country Garden	Jiangmen (Enping)	317,441	100	27,121	13/12/2007	0	2Q2011
Shanwei Country Garden	Shanwei (Shanwei)	438,115	100	238,603	29/6/2009	186,177	4Q2011
Yangshan Country Garden	Qingyuan (Yangshan)	773,156	100	64,629	13/9/2009	27,651	4Q2010
Maoming Country Garden	Maoming (Maonan)	302,703	100	236,591	4/3/2009	87,103	4Q2011
Zhaoqing Country Garden – Hill Lake Palace	Zhaoqing (Gaoyao)	206,256	51	128,075	1/6/2009	26,139	4Q2011
Country Garden – Park Prime	Jiangmen (Heshan)	212,110	100	158,298	9/7/2009	33,033	4Q2012
Country Garden – Grand Garden	Guangzhou (Zengcheng)	282,952	100	176,635	29/9/2009	136,863	4Q2011
Holiday Islands – Qingyuan	Qingyuan (Qingcheng)	436,037	100	434,297	11/11/2009	188,914	2Q2011
Country Garden – Sunshine Coast	Jiangmen (Kaiping)	48,816	100	48,446	4/11/2009	26,257	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	40,672	4Q2011
Jianghai Country Garden	Jiangmen (Jianghai)	467,601	100	53,829	31/3/2010	0	2Q2011
Country Garden City Garden	Foshan (Chancheng)	580,752	90	139,190	30/7/2010	0	2Q2012
Deqing Country Garden	Zhaoqing (Deqing)	203,332	100	55,978	17/5/2010	26,910	2Q2011
Yunfu Country Garden	Yunfu (Jinshan)	144,365	100	59,569	7/5/2010	0	3Q2011

Note:

1. Excluding common facilities area

(Continued next page) 3

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Properties Under Development (as of 31 July 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)	357,053	100	227,184	3/2/2010	0	2Q2012
Country Garden – Spring City	Qingyuan (Fogang)	485,202	100	34,667	2/4/2010	0	3Q2011
Beiliu Country Garden	Yulin (Beiliu)	272,733	100	54,010	2/2/2010	0	2Q2011
Dalang Country Garden	Dongguan (Dalang)	347,293	100	107,588	27/4/2010	0	2Q2011
Country Garden – Grand Palace	Guangzhou (Nansha)	161,159	100	150,270	22/4/2010	0	4Q2011
Xinhui Country Garden – Phase IV	Jiangmen (Xinhui)	395,908	100	63,124	24/3/2010	0	2Q2011
Changsha Country Garden	Changsha (Changsha)	942,691	100	199,700	22/10/2009	4,400	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	247,600	27/6/2007	46,627	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	12,846	2Q2012
Tongliao Country Garden	Tongliao (Keerqin)	1,663,414	100	456,266	3/11/2007	11,076	4Q2013
Changshou Country Garden	Chongqing (Changshou)	463,544	100	184,058	5/11/2007	93,504	4Q2011
Wuhan Country Garden	Wuhan (Hannan)	728,868	100	335,108	30/1/2008	14,364	4Q2013
Xianning Country Garden	Xianning (Xianan)	456,146	100	80,070	23/5/2008	2,676	3Q2011
Suizhou Country Garden	Suizhou (Chengnan)	1,422,114	100	201,454	21/5/2008	14,216	3Q2011
Jingmen Country Garden	Jingmen (Duobao)	257,097	100	130,599	15/1/2009	70,966	2Q2011
Country Garden – Sun Palace	Shenyang (Daoyi)	1,079,765	100	569,138	21/7/2007	55,888	4Q2012
Shenyang Country Garden	Shenyang (Huashan)	1,457,428	100	124,997	21/7/2007	12,052	2Q2011
Country Garden – Phoenix City	Shenyang (Suijiatun)	1,168,560	100	889,453	24/9/2007	5,157	2Q2013
Country Garden – Galaxy Palace	Shenyang (Yuhong)	1,703,469	100	539,038	19/3/2008	152,768	4Q2012
Haicheng Country Garden	Anshan (Haicheng)	602,524	100	363,977	25/10/2007	5,274	4Q2012
Country Garden – Lakeside City	Chaohu (Zhongmiao)	776,116	100	491,484	29/1/2008	204,196	4Q2011
Huangshan Country Garden	Huangshan (Huangshan)	314,396	100	84,429	24/7/2008	38,050	2Q2011
Chizhou Country Garden	Chizhou (Chizhou)	333,720	100	119,372	27/1/2008	11,676	2Q2011
Chaohu Country Garden	Chaohu (Nan'an)	546,244	100	179,746	23/4/2008	53,685	4Q2011
Country Garden – Hill Lake City	Chaohu (Hexian)	1,000,756	100	522,479	9/5/2008	228,661	1Q2012
Wuhu Country Garden	Wuhu (Sanshanqu)	2,559,196	100	376,337	25/6/2008	157,092	4Q2011
Anqing Country Garden	Anqing (Anqing)	1,952,611	100	122,244	19/6/2008	105,845	2Q2011
Yiyang Country Garden	Yiyang (Yiyang)	549,034	100	63,450	2/4/2009	9,906	2Q2011
Liuyang Country Garden	Changsha (Liuyang)	372,425	100	69,836	9/12/2008	21,188	2Q2011
Country Garden – Hot Spring City	Xianning (Xianan)	554,576	100	121,068	7/2/2010	71,126	2Q2011
Tianjin Country Garden	Tianjin (Baítai)	599,727	100	149,939	12/6/2010	13,614	2Q2012
Total attributable GFA				14,532,469			

Note:

1. Excluding common facilities area



Details of the 12 Hotels in Operation (as of 31 July 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)

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 31 July 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)
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	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)

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.