



**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 August 2010, the attributable gross floor area (not site area, same as below) with land use right certificates is approximately 43.48 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 14.26 million sq. m. The Group has completed the master planning of projects with attributable GFA of approximately 4.48 million sq. m., and has submitted the application for the construction permits to related authorities.
- For the first eight months of 2010, the Group achieved a transaction amount of approximately RMB19.9 billion. Among which, contracted sales accounted for approximately RMB18.4 billion (contracted sales GFA of approximately 3.40 million sq. m.) and approximately RMB1.5 billion pending on final contract signing. The contracted sales and contracted sales GFA for the first eight months of 2010 posted a year-on-year growth of 66% and 37% respectively.
- The Group achieved an encouraging sales performance for August 2010, with contracted sales of approximately RMB3.1 billion, representing a year-on-year growth of approximately 197%. Contracted sales GFA was approximately 580,000 sq. m., posting a year-on-year growth of 120%.



### Breakdown by Development Status for Attributable GFA of Property Development with Land Use Rights (as of 31 August 2010)

Development Status Details	GFA ('000 sq. m.)
<b>GFA completed and pre-sold but not yet delivered (not site area)</b> - 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	510
<b>GFA completed but unsold (not site area)</b> - The total GFA of properties completed but unsold	1,760
<b>GFA with construction permit obtained (not site area)</b> - Among which, about 2.99 million sq. m. has already met pre-sale conditions and available for pre-sale	14,260
<b>GFA under approval for construction permits (not site area)</b> - 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	4,480
<b>GFA in the process of master planning (not site area)</b> - 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	22,470
<b>Total</b>	<b>43,480</b>



## Properties Under Development (as of 31 August 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 salesable GFA presold (sq. m.)	Estimated completion date
Huanan Country Garden (Phase 1-5 & 7)	Guangzhou (Panyu)	1,073,892	100	84,798	7/12/2009	1,965	4Q2011
Country Garden Phoenix City	Guangzhou (Zengcheng)	4,633,319	100	599,190	29/4/2007	391,376	4Q2011
Holiday Islands – Huadu	Guangzhou (Huadu)	444,432	100	101,128	11/5/2006	18,755	3Q2011
Shunde Country Garden (incl. Country Garden West Court)	Foshan (Shunde)	2,415,312	100	113,151	26/3/2008	1,007	2Q2012
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	28,343	4Q2011
Nanhai Country Garden	Foshan (Nanhai)	569,473	100	64,837	31/5/2006	64,595	4Q2010
Heshan Country Garden	Jiangmen (Heshan)	2,060,542	100	907,653	4/6/2008	409,312	4Q2012
Wuyi Country Garden	Jiangmen (Pengjiang)	943,132	100	101,063	16/4/2010	18,024	4Q2011
Xinhui Country Garden	Jiangmen (Xinhui)	588,876	100	277,627	16/4/2008	144,921	4Q2011
Taishan Country Garden	Jiangmen (Taishan)	2,630,770	100	509,674	31/3/2006	88,162	4Q2012
Yangdong Country Garden	Yangjiang (Yangdong)	390,847	100	4,942	31/5/2006	1,579	4Q2010
Zhaoqing Country Garden	Zhaoqing (Gaoyao)	397,624	51	8,085	8/10/2006	0	4Q2010
Shaoguan Country Garden	Shaoguan (Zhenjiang)	1,956,895	100	619,452	17/1/2007	196,934	2Q2012
Huiyang Country Garden	Huizhou (Huiyang)	1,256,702	90	495,933	22/8/2007	83,664	2Q2012
Lechang Country Garden	Shaoguan (Lechang)	492,118	100	107,723	11/4/2008	11,333	3Q2011
Shaoguan Country Garden – Sun Palace	Shaoguan (Xili'an)	3,531,728	100	221,739	28/12/2009	66,218	4Q2011
Enping Country Garden	Jiangmen (Enping)	317,281	100	26,976	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)	772,475	100	45,000	1/12/2009	16,050	4Q2010
Maoming Country Garden	Maoming (Maonan)	311,454	100	192,090	25/8/2009	53,644	2Q2012
Zhaoqing Country Garden – Hill Lake Palace	Zhaoqing (Gaoyao)	213,713	51	128,075	1/6/2009	35,544	4Q2011
Country Garden – Park Prime	Jiangmen (Heshan)	216,835	100	158,298	9/7/2009	42,117	2Q2012
Country Garden – Grand Garden	Guangzhou (Zengcheng)	282,896	100	176,552	29/9/2009	137,830	4Q2011
Holiday Islands – Qingyuan	Qingyuan (Qingcheng)	436,036	100	434,296	11/11/2009	198,992	4Q2011
Country Garden – Sunshine Coast	Jiangmen (Kaiping)	48,816	100	48,446	4/1/2009	32,277	2Q2011
Country Garden Wonderland	Foshan (Nanhai)	143,996	100	143,394	22/12/2009	0	4Q2011
Huaiji Country Garden	Zhaoqing (Huaiji)	126,988	100	125,640	29/10/2009	43,194	3Q2011
Jianghai Country Garden	Jiangmen (Jianghai)	456,656	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)	193,146	100	98,488	17/5/2010	29,870	2Q2011
Yunfu Country Garden	Yunfu (Jinshan)	125,373	100	59,569	7/5/2010	0	3Q2011

Note:

1. Excluding common facilities area

(Continued next page) 3



## Properties Under Development (as of 31 August 2010)

Project	City (District)	Aggregate GFA for the entire project (sq. m.)	Interest attributable to the Group (%)	GFA with construction permit obtained <sup>(1)</sup> (sq. m.)	Actual construction commencement date	Total saleable GFA presold (sq. m.)	Estimated completion date
Country Garden Grand Palace	Foshan (Shunde)	369,388	100	227,287	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)	357,925	100	107,588	27/4/2010	0	3Q2011
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	63,124	24/3/2010	0	4Q2011
Changsha Country Garden	Changsha (Changsha)	942,691	100	199,700	22/10/2009	4,834	2Q2012
Country Garden – Hill Lake Palace	Changsha (Ningxiang)	640,702	100	19,999	12/12/2007	0	4Q2010
Taizhou Country Garden	Taizhou (Haining)	776,419	100	215,133	27/6/2007	38,623	2Q2011
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	18,079	2Q2012
Tongliao Country Garden	Tongliao (Keerqin)	1,664,109	100	333,532	3/11/2007	20,566	4Q2012
Changshou Country Garden	Chongqing (Changshou)	463,544	100	184,058	5/11/2007	115,683	2Q2011
Wuhan Country Garden	Wuhan (Hannan)	728,868	100	335,108	30/1/2008	19,188	4Q2013
Xianning Country Garden	Xianning (Xianan)	476,589	100	80,070	23/5/2008	3,454	3Q2011
Suizhou Country Garden	Suizhou (Chengnan)	1,422,114	100	201,454	21/5/2008	26,625	3Q2011
Jingmen Country Garden	Jingmen (Duodao)	250,676	100	130,102	15/1/2009	75,924	2Q2011
Country Garden – Sun Palace	Shenyang (Daoyi)	1,079,765	100	569,138	6/11/2007	56,670	4Q2012
Shenyang Country Garden	Shenyang (Huashan)	1,457,428	100	190,383	21/7/2007	12,251	4Q2012
Country Garden – Phoenix City	Shenyang (Sujiatun)	1,168,560	100	885,838	24/9/2007	8,707	2Q2013
Country Garden – Galaxy Palace	Shenyang (Yuhong)	1,703,469	100	539,038	19/3/2008	169,971	2Q2012
Haicheng Country Garden	Anshan (Haicheng)	602,537	100	357,051	25/10/2007	3,513	4Q2012
Country Garden – Lakeside City	Chaohu (Zhongmiao)	765,130	100	490,650	29/1/2008	214,480	3Q2011
Huangshan Country Garden	Huangshan (Huangshan)	322,625	100	84,429	24/7/2008	44,828	2Q2011
Chizhou Country Garden	Chizhou (Chizhou)	344,378	100	107,500	27/1/2008	7,358	2Q2011
Chaohu Country Garden	Chaohu (Nan'an)	700,121	100	179,746	23/4/2008	69,176	3Q2011
Country Garden – Hill Lake City	Chaohu (Hexian)	1,000,756	100	522,479	9/5/2008	233,525	4Q2011
Wuhu Country Garden	Wuhu (Sanshanqu)	2,561,012	100	544,323	25/6/2008	170,460	2Q2012
Anqing Country Garden	Anqing (Anqing)	1,723,734	100	122,244	19/6/2008	112,766	3Q2011
Yiyang Country Garden	Yiyang (Yiyang)	549,035	100	63,527	2/4/2009	12,835	2Q2011
Liyuyang Country Garden	Changsha (Liyuyang)	372,425	100	69,836	9/12/2008	25,987	2Q2011
Country Garden – Hot Spring City	Xianning (Xianan)	554,576	100	121,068	7/2/2010	72,819	2Q2011
Tianjin Country Garden	Tianjin (Balifai)	613,864	100	149,939	12/6/2010	70,792	2Q2012
Suihua Country Garden	Suihua (Beilin)	254,383	100	19,629	25/9/2008	0	4Q2011
<b>Total attributable GFA</b>				<b>14,258,019</b>			

Note:

1. Excluding common facilities area



### Details of the 12 Hotels in Operation (as of 31 August 2010)

Hotel Name	Location	Actual/ *Estimated Opening Date	No. of Rooms	Star-rating <sup>(1)</sup>
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 August 2010)

Hotel Name	Location	Actual/ *Estimated Opening Date	No. of Rooms	Star-rating <sup>(1)</sup>
Anqing Country Garden Phoenix Hotel <sup>(2)</sup>	Anqing Country Garden	2010*	334	5-star rating standard (under construction)
Suizhou Country Garden Phoenix Hotel <sup>(3)</sup>	Suizhou Country Garden	2010*	378	5-star rating standard (under construction)
Wuhu Country Garden Maritim Hotel <sup>(4)</sup>	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.