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Country Garden Holdings Company Limited **碧桂園控股有限公司**

(Incorporated in Cayman Islands with limited liability)

(Stock Code: 2007)

ANNOUNCEMENT

LOAN AGREEMENT WITH SPECIFIC PERFORMANCE COVENANT

On 15 October 2007, the Company as borrower, Angel View International Limited, Estonia Development Ltd., Falcon Investments Development Ltd. and Impreza Group Limited (each of them is a wholly-owned subsidiary of the Company) as guarantors, and Bank of China (Hong Kong) Limited as lender, entered into an agreement for a six months non-revolving term loan facility of up to an aggregate amount of HK\$1,500,000,000-, which includes a condition imposing specific performance obligations on the controlling shareholder of the Company.

This announcement is made pursuant to Rule 13.18 of the Listing Rules.

This announcement is made by the board of directors (the "Board") of Country Garden Holdings Company Limited (the "Company") pursuant to Rule 13.18 of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the "Listing Rules").

On 15 October, 2007, the Company as borrower, Angel View International Limited, Estonia Development Ltd., Falcon Investments Development Ltd. and Impreza Group Limited (each of them is a wholly-owned subsidiary of the Company) as guarantors, and Bank of China (Hong Kong) Limited as lender (the "Lender"), entered into an agreement for a six months non-revolving term loan facility of up to an aggregate amount of HK\$1,500,000,000- (the "Facility"), which includes a condition imposing specific performance obligations on the controlling shareholder of the Company (the "Agreement"). The Facility will be used to finance the working capital of the Company.

Under the provisions of the Agreement, conditions for drawdown of the Facility under the Agreement include, amongst other things, that Ms. YANG Huiyan as controlling shareholder (as defined in the Listing Rules) of the Company and Mr. YANG Erzhu shall maintain not less than 50% shareholding in the Company (whether directly or indirectly); and Mr. YEUNG Kwok Keung shall remain as the chairman of the Company. The above conditions shall be maintained during the term of the Facility, breach of which would constitute an event of default under the Agreement. If an event of default under the Agreement occurs, then the Lender may by notice to the Company declare that an event of default has occurred and that all advances under the Facility together with all interest accrued thereon shall become immediately due and payable and no further advances may be drawn under the Agreement. Ms. YANG Huiyan and Mr. YANG

Erzhu have given a letter of undertaking to the Company that during the period from the date of the Agreement to the earlier of the date of termination of the Agreement or the date when the Company fulfills all of its obligations under the Agreement (the “Relevant Period”), they shall maintain not less than 50% shareholding in the Company (whether directly or indirectly), save as otherwise agreed or waived by the Lender under the Agreement. Mr. YEUNG Kwok Keung has given a letter of undertaking to the Company that during the Relevant Period, he shall remain as the chairman of the Company, save as otherwise agreed or waived by the Lender under the Agreement.

Disclosure will be included in subsequent interim and annual reports of the Company for so long as the obligation continues to exist under the Agreement in accordance with Rule 13.21 of the Listing Rules.

By Order of the Board
Country Garden Holdings Company Limited
YEUNG Kwok Keung
Chairman

Foshan, Guangdong Province, the PRC, 15 October 2007

As at the date of this announcement, the executive directors of the Company are Mr. YEUNG Kwok Keung, Mr. CUI Jianbo, Ms. YANG Huiyan, Mr. YANG Erzhu, Mr. SU Rubo, Mr. ZHANG Yaoyuan, Mr. OU Xueming, Mr. YANG Zhicheng and Mr. YANG Yongchao. The independent non-executive directors of the Company are Mr. LAI Ming, Joseph, Mr. SHEK Lai Him, Abraham and Mr. TONG Wui Tung, Ronald.