



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 2011, the attributable gross floor area (GFA) (not site area, same as below) with land use right certificates is approximately 52.33 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 14.34 million sq. m. The Group has completed the master planning of projects with attributable GFA of approximately 6.00 million sq. m., and has submitted the application for the construction permits to related authorities.
- For the first seven months in 2011, the Group achieved contracted sales of approximately RMB23.9 billion and contracted GFA of approximately 3.84 million sq. m., representing a year-on-year growth of approximately 56% and 36% respectively.
- From 1 January to 14 August 2011, the Group has recognized contracted sales of approximately RMB27.5 billion and contracted GFA of approximately 4.38 million sq. m. As of 14 August 2011, the Group has a transaction amount of approximately RMB3.6 billion pending on final contract signing.



Breakdown by Development Status for Attributable GFA of Property Development with Land Use Rights (as of 31 July 2011)

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	750
GFA completed but unsold (not site area) - The total GFA of properties completed but unsold	2,220
GFA with construction permit obtained (not site area) - Among which, about 3.63 million sq. m. has already met pre-sale conditions and available for pre-sale	14,340
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	6,000
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	29,020
Total	52,330



Project Summary (as of 31 July 2011)

Project	City (District)	Interest attributable to the Group (%)	Attributable GFA with land use right certificates ⁽¹⁾	Project	City (District)	Interest attributable to the Group (%)	Attributable GFA with land use right certificates ⁽¹⁾
Country Garden East Court	Guangzhou (Panyu)	100%	32,281	Country Garden – Hill Lake Palace	Changsha (Ningxiang)	100%	564,074
Shawan Country Garden	Guangzhou (Panyu)	100%	0	Country Garden Lakeside City	Chaohu (Zhongmiao)	100%	598,702
Huanan Country Garden (Phases 1-5 & 7)	Guangzhou (Panyu)	100%	75,509	Shanwei Country Garden	Shanwei (Shanwei)	100%	251,932
Huanan Country Garden – Phase 6	Guangzhou (Panyu)	50%	7,030	Wuhan Country Garden	Wuhan (Hanan)	100%	806,356
Licheng Country Garden	Guangzhou (Zengcheng)	100%	8,153	Shaoguan Country Garden – Sun Palace	Shaoguan (Xilian)	100%	3,344,455
Country Garden Phoenix City	Guangzhou (Zengcheng)	100%	1,258,541	Haicheng Country Garden	Anshan (Haicheng)	100%	570,999
Nansha Country Garden	Guangzhou (Nansha)	100%	1,252	Xing'anmeng Country Garden	Xing'anmeng (Keyouqianqi)	100%	849,260
Holiday Islands – Huadu	Guangzhou (Huadu)	100%	163,402	Chizhou Country Garden	Chizhou (Chizhou)	100%	254,027
Shunde Country Garden (incl. Country Garden West Court)	Foshan (Shunde)	100%	179,833	Country Garden – Hill Lake City	Chaohu (Hexian)	100%	768,083
Jun'an Country Garden	Foshan (Shunde)	90%	27,826	Sihui Country Garden	Zhaoqing (Sihui)	100%	1,951
Peninsula Country Garden	Foshan (Shunde)	100%	1,302	Xianning Country Garden	Xianning (Xian'an)	100%	440,133
Gaoming Country Garden	Foshan (Gaoming)	100%	253,462	Country Garden – Hot Spring City	Xianning (Xian'an)	100%	532,099
Nanhai Country Garden	Foshan (Nanhai)	100%	17,869	Suizhou Country Garden	Suizhou (Chengnan)	100%	1,246,019
Heshan Country Garden	Jiangmen (Heshan)	100%	678,800	Changshou Country Garden	Chongqing (Changshou)	100%	59,725
Wuyi Country Garden	Jiangmen (Pengjiang)	100%	220,563	Tongliao Country Garden	Tongliao (Keerqin)	100%	1,518,297
Xinhui Country Garden	Jiangmen (Xinhui)	100%	204,582	Huangshan Country Garden	Huangshan (Huangshan)	100%	96,791
Taishan Country Garden	Jiangmen (Taishan)	100%	2,164,694	Anqing Country Garden	Anqing (Anqing)	100%	1,490,490
Yangdong Country Garden	Yangjiang (Yangdong)	100%	6,674	Wuhu Country Garden	Wuhu (Sanshanqu)	100%	1,687,641
Changsha Country Garden	Changsha (Changsha)	100%	400,641	Yiyang Country Garden	Yiyang (Yiyang)	100%	537,477
Zhaoqing Lanling Residence	Zhaoqing (Gaixin)	100%	101,408	Chaohu Country Garden	Chaohu (Nan'an)	100%	590,117
Zhaoqing Country Garden	Zhaoqing (Gaoyao)	51%	69,110	Liuyang Country Garden	Changsha (Liuyang)	100%	264,560
Shaoguan Country Garden	Shaoguan (Zhenjiang)	100%	913,009	Maoming Country Garden	Maoming (Maonan)	100%	240,229
Taizhou Country Garden	Taizhou (Haining)	100%	382,177	Yangshan Country Garden	Qingyuan (Yangshan)	100%	1,061,378
Huiyang Country Garden	Huizhou (Huiyang)	90%	743,201	Suihua Country Garden	Suihua (Beilin)	100%	188,630
Manzhouli Country Garden	Hulunbeier (Manzhouli)	100%	1,528,562	Tianjin Tanggu District Office Building	Tianjin (Tanggu)	100%	114,504
Lechang Country Garden	Shaoguan (Lechang)	100%	480,390	Tianjin Country Garden	Tianjin (Bailitai)	100%	939,935
Country Garden – Sun Palace	Shenyang (Daoyi)	100%	860,564	Jingmen Country Garden	Jingmen (Duodao)	100%	52,071
Shenyang Country Garden	Shenyang (Huashan)	100%	1,298,896	Country Garden – Lychee Park	Guangzhou (Zengcheng)	100%	2,067
Country Garden – Galaxy Palace	Shenyang (Yuhong)	100%	1,630,786	Zhaoqing Country Garden – Hill Lake City	Zhaoqing (Gaoyao)	51%	88,912
Country Garden – Phoenix City	Shenyang (Sujiatun)	100%	917,450	Country Garden – Park Prime	Jiangmen (Heshan)	100%	168,475
Enping Country Garden	Jiangmen (Enping)	100%	149,566	Country Garden – Grand Garden	Guangzhou (Zengcheng)	100%	940,889

Note:

1. Excluding common facilities and delivered area

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Project Summary (as of 30 June 2011)

Project	City (District)	Interest attributable to the Group (%)	Attributable GFA with land use right certificates ⁽¹⁾
Country Garden – Sunshine Coast	Jiangmen (Kaiping)	100%	4,767
Holiday Islands - Qingyuan	Qingyuan (Qingcheng)	100%	195,316
Country Garden Wonderland	Foshan (Nanhai)	100%	142,898
Dalang Country Garden	Dongguan (Dalang)	100%	375,735
Country Garden Grand Palace	Guangzhou (Nansha)	100%	154,273
Huaiji Country Garden	Zhaoqing (Huaji)	100%	76,427
Country Garden City Garden	Foshan (Chancheng)	90%	382,687
Country Garden Grand Palace	Foshan (Shunde)	100%	365,348
Deqing Country Garden	Zhaoqing (Deqing)	100%	193,125
Yunfu Country Garden	Yunfu (Jinshan)	100%	394,595
Beiliu Country Garden	Yulin (Beiliu)	100%	327,605
Jianghai Country Garden	Jiangmen (Jianghai)	100%	469,901
Xinhui Country Garden – Phase 4	Jiangmen (Xinhui)	100%	405,213
Country Garden – Ten Miles Coast	Huizhou (Huidong)	100%	3,157,302
Country Garden – Springs City	Qingyuan (Fogang)	100%	528,992
Country Garden Grand Lake	Zhongshan (Wuguishan)	100%	74,477
Country Garden – Phoenix City	Zhenjian (Jurong)	100%	3,401,387
Country Garden – Europe City	Chuzhou (Nanqiao)	100%	1,452,236
Fengkai Country Garden	Zhaoqing (Fengkai)	100%	184,752
Country Garden Grand Garden	Shenyang (Qipanshan)	100%	132,353
Country Garden – Triumph Palace	Wuxi (Xishan)	100%	156,255
Country Garden – Hill Lake Grand Palace	Jiangmen (Heshan)	80%	603,412
Xiangtan Country Garden	Xiangtan (Xiangtan)	100%	356,102
Ronggui Country Garden	Foshan (Shunde)	100%	308,039
Country Garden – City Garden	Chuzhou (Laiian)	100%	805,942
Country Garden – Dongjiang Phoenix City	Heyuan (Yuancheng)	100%	924,800
Meizhou Country Garden	Meizhou (Meizhou)	100%	313,901
Shilou Country Garden	Guangzhou (Panyu)	100%	142,055
Country Garden – Jade Bay	Jiangmen (Kaiping)	100%	501,600
Zhangjiajie Country Garden	Zhangjiajie (Yongding)	100%	383,322
Country Garden Wonderland	Changsha (Ningxiang)	100%	208,328
Country Garden Shine Hill Lake City	Qingyuan (Qingcheng)	51%	157,762
		Total attributable GFA	52,328,719

Note:

1. Excluding common facilities and delivered area



Details of the 19 Hotels in Operation (as of 31 July 2011)

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)
Taishan Country Garden Phoenix Hotel	Taishan Country Garden	Nov 2007	337	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)
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)
Chongqing Country Garden Phoenix Hotel	Changshou Country Garden	Sep 2010	336	5-star rating standard (in operation)
Jingmen Country Garden Phoenix Hotel	Jingmen Country Garden	Oct 2010	138	5-star rating standard (in operation)
Wuhu Country Garden Maritim Hotel	Wuhu Country Garden	Dec 2010	602	5-star rating standard (in operation)
Wuhan Country Garden Phoenix Hotel	Wuhan Country Garden	Jan 2011	334	5-star rating standard (in operation)
Binhu City Phoenix Hotel	Country Garden Lakeside City	Jan 2011	337	5-star rating standard (in operation)
Huangshan Country Garden Phoenix Hotel	Huangshan Country Garden	Mar 2011	376	5-star rating standard (in operation)
Shenyang Country Garden Holiday Hotel	Shenyang Country Garden	May 2011	50	5-star rating standard (in operation)

Note:

- Hotels are only allowed to apply for star rating after one year of operation.



Details of the 20 Hotel Projects under Construction (as of 31 July 2011)

Hotel Name	Location	Actual/ *Estimated Opening Date	No. of Rooms	Star-rating ⁽¹⁾
Suizhou Country Garden Phoenix Hotel ⁽²⁾	Suizhou Country Garden	2011*	378	5-star rating standard (in trial operation)
Anqing Country Garden Phoenix Hotel ⁽³⁾	Anqing Country Garden	2011*	334	5-star rating standard (in trial operation)
Shaoguan Country Garden Phoenix Hotel ⁽⁴⁾	Shaoguan Country Garden	2011*	335	5-star rating standard (in trial operation)
Chizhou City Country Garden Phoenix Hotel ⁽⁵⁾	Chizhou Country Garden	2011*	338	5-star rating standard (in trial operation)
Shenyang Country Garden Maritim Hotel ⁽⁶⁾	Country Garden – Galaxy Palace	2011*	631	5-star rating standard (in trial operation)
Chaohu Phoenix Hotel	Chaohu Country Garden	2011*	336	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)
Tianjin Phoenix Hotel	Independent Hotel	2013*	1,229	5-star rating standard (under construction)
Zhangjiajie Phoenix International Resort Hotel	Zhangjiajie Country Garden	2012*	1,121	5-star rating standard (under construction)
Tongliao Country Garden Phoenix Hotel	Tongliao Country Garden	2012*	134	5-star rating standard (under construction)
Fogang Hot Spring Hotel	Country Garden – Springs City	2011*	11	5-star rating standard (under construction)
Huiyang Phoenix Hotel	Huiyang Country Garden	2012*	133	5-star rating standard (under construction)
Tianjin Balizhou Country Garden Hotel	Tianjin Country Garden	2011*	134	5-star rating standard (under construction)
Taizhou Country Garden Phoenix Hotel	Taizhou Country Garden	2011*	330	5-star rating standard (under construction)
Chuzhou Country Garden Phoenix Hotel	Country Garden – Europe City	2011*	336	5-star rating standard (under construction)
Beiliu Country Garden Phoenix Hotel	Beiliu Country Garden	2013*	207	5-star rating standard (under construction)
Foshan Country Garden Hilton Hotel	Country Garden City Garden	2012*	664	5-star rating standard (under construction)
Hilton Wuhan Optics Valley Hotel	Country Garden – Eco City	2013*	510	5-star rating standard (under construction)

Note:

- Hotels are only allowed to apply for star rating after one year of operation.
- Suizhou Country Garden Phoenix Hotel commenced partial trial operation on 20 May 2009.
- Anqing Country Garden Phoenix Hotel commenced partial trial operation on 29 October 2009. As of 31 July 2011, all rooms in Anqing Country Garden Phoenix Hotel have commenced trial operation.
- Shaoguan Country Garden Phoenix Hotel commenced partial trial operation on 18 January 2011. As of 31 July, all rooms in Shaoguan Country Garden Phoenix hotel have commenced trial operation.
- Chizhou City Country Garden Phoenix Hotel commenced partial trial operation on 28 January 2011.
- Shenyang Country Garden Maritim Hotel commenced full trial operation on 9 July 2011.