

Operational Highlights	<ul style="list-style-type: none"> ● Achieved approximately RMB4.23 billion transactions during the Mid-Autumn Festival and National Day Golden Week Holidays (30 September - 7 October 2012). The Group has achieved approximately RMB30.30 billion contracted sales and a contracted gross floor area (“GFA”) of approximately 4.99 million sq.m. this year as at 7 October, with an average selling price ("ASP") similar to that for the first half of the year. Moreover, the Group has approximately RMB6.94 billion transaction amount pending on final contract signing. ● A total of 7 new projects were successfully launched from July to the Golden Week, generating approximately RMB1.65 billion contracted sales in total with a transaction amount of approximately RMB1.11 billion pending on final contract signing. ● As of 30 September 2012, the Group had 114 projects in total, of which 113 were in China (65 in Guangdong, 48 outside Guangdong), and 1 in Malaysia.
Management Insights	<ul style="list-style-type: none"> ● 2012 Semi-Annual Business Analysis Conference was held in June and July, summarizing the achievement status of the business performance indicators in 1H 2012, and deploying key tasks for 2H 2012. Particularly in the aspects of product positioning, development execution, ancillary facilities and services, detailed arrangement were deployed in response to the changing market conditions.

Contracted Sales Performance Update

- During the Mid-Autumn Festival and National Day Golden Week Holidays between 30 September and 7 October 2012, the Group launched “Nationwide Promotion for Country Garden’s 20th Anniversary” campaign to promote the sale of its high quality products across the nation, and achieved a transaction amount of approximately RMB4.23 billion. The Group has achieved approximately RMB30.30 billion contracted sales and approximately 4.99 million sq.m. contracted GFA this year as at 7 October, with an ASP similar to that for the first half of the year. In addition, the Group had a transaction amount of approximately RMB6.94 billion pending on final contract signing as at 7 October.
- A total of 7 new projects were successfully launched from July to the Golden Week, which were Country Garden Shine Hill Lake City in Qingyuan City, Ronggui Country Garden in Foshan City, Country Garden - City Garden in Maoming City, Country Garden - Forest Hill Garden and Country Garden - Times City in Dongguan City (all of the above were located in Guangdong Province), Country Garden - Jade Hill in Chenzhou City of Hunan Province and Pingguo Country Garden in Baise City of Guangxi Zhuang Autonomous Region respectively. These projects generated approximately RMB1.65 billion contracted sales in total as at 7 October with a transaction amount of approximately RMB1.11 billion pending on final contract signing.
- Achieved approximately RMB29.57 billion contracted sales for the first three quarters, with contracted GFA of approximately 4.87 million sq. m.

Tentative Schedule for New Project Launches in 4th Quarter

Province	Project Name (Location)	Tentative Launch Month
Guangdong	Country Garden – Times City (Dongguan Tangxia)	October (Launched)
	Country Garden Hill Lake Bay (Guangzhou Nansha)	December
	Country Garden Grand Garden (Dongguan Tangxia)	December
Guangxi	Pingguo Country Garden (Baise Pingguo)	October (Launched)
Hubei	Country Garden – Eco City (Wuhan Hongshan)	October
Shandong	Country Garden – Phoenix City (Jinan Zhangqiu)	October
Hunan	Zhangjiajie Country Garden (Zhangjiajie Yongding)	November
Zhejiang	Hangzhou Country Garden (Hangzhou Xiasha)	November / December

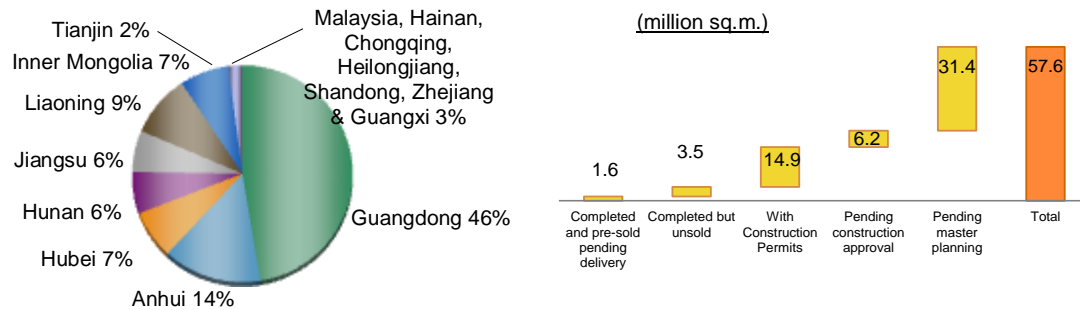
Tentative Schedule for New Launch of Existing Projects in 4th Quarter (including those launched in Mid-Autumn Festival and National Day Golden Week Holidays)

Province	Project Name (Location)	Tentative Launch Month
Guangdong	Country Garden – Grand Garden (Guangzhou Zengcheng)	November
	Shilou Country Garden (Guangzhou Panyu)	October
	Country Garden – Spring City (Qingyuan Fogang)	October
	Country Garden Shine Hill Lake City (Qingyuan Qingcheng)	November
	Yangshan Country Garden (Qingyuan Yangshan)	October
	Country Garden – Hill Lake Grand Palace (Jiangmen Heshan)	December
	Country Garden – Park Prime (Jiangmen Heshan)	October
	Jianghai Country Garden (Jiangmen Jianghai)	November
	Wuyi Country Garden (Jiangmen Pengjiang)	November
	Enping Country Garden (Jiangmen Enping)	November
	Country Garden – Jade Bay (Jiangmen Kaiping)	October, November, December
	Xinhui Country Garden (Jiangmen Xinhui)	December
	Shunde Country Garden (Foshan Shunde)	November, December
	Zhaoqing Country Garden (Zhaoqing Gaoyao)	October
	Zhaoqing Country Garden – Hill Lake Palace (Zhaoqing Gaoyao)	October
	Fengkai Country Garden (Zhaoqing Fengkai)	October
	Yunfu Country Garden (Yunfu Jinshan)	November
	Deqing Country Garden (Zhaoqing Deqing)	October, November
	Maoming Country Garden (Maoming Maonan)	October
Country Garden – City Garden (Maoming Dianbai)	October, November	

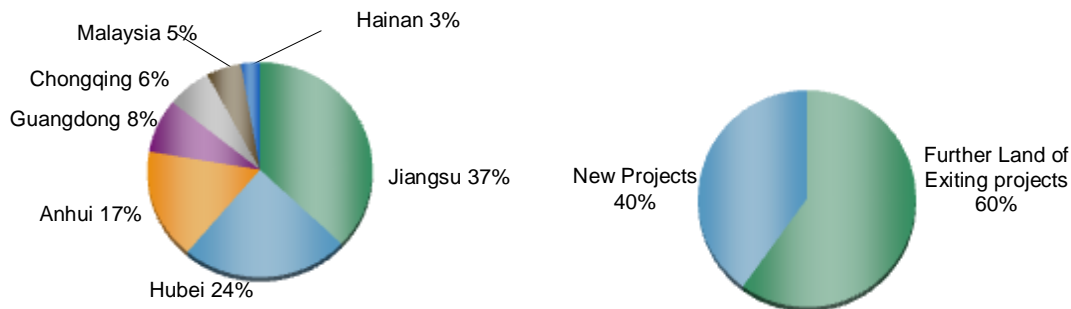
Province	Project Name (Location)	Tentative Launch Month
	Shaoguan Country Garden (Shaoguan Zhenjiang)	December
	Shaoguan Country Garden – Sun Palace (Shaoguan Xilian)	October, November
	Lechang Country Garden (Shaoguan Lechang)	October, November
	Huiyang Country Garden (Huizhou Huiyang)	October
	Country Garden – Dongjiang Phoenix City (Heyuan Yuancheng)	October
	Shanwei Country Garden (Shanwei)	November
	Haifeng Country Garden (Shanwei Haifeng)	November
	Country Garden – Forest Hill Garden (Dongguan Tangxia)	November
	Country Garden – Times City (Dongguan Tangxia)	November
	Country Garden – Ten Miles Beach (Huizhou Huidong)	October, November
Hunan	Country Garden Wonderland (Changsha Ningxiang)	October
	Country Garden – Hill Lake Palace (Changsha Ningxiang)	November
	Yiyang Country Garden (Yiyang)	November
	Xiangtan Country Garden (Xiangtan)	October, December
	Country Garden – Jade Hill (Chenzhou Suxian)	October
Jiangsu	Country Garden – Phoenix City (Zhenjiang Jurong)	October, November, December
Hubei	Jingmen Country Garden (Jingmen Duodao)	October, November
	Country Garden – Hot Spring City (Xianning Xian'an)	October
	Suizhou Country Garden (Suizhou Chengnan)	October, November
Guangxi	Beiliu Country Garden (Yulin Beiliu)	October, December
	Pingguo Country Garden (Baise Pingguo)	November
Anhui	Chaohu Country Garden (Hefei Chaohu)	October
	Chizhou Country Garden (Chizhou Zhanqian)	November, December
	Country Garden – Europe City (Chuzhou Nanqiao)	November
	Country Garden – City Garden (Chuzhou Laian)	October, November
Liaoning	Country Garden – Phoenix City (Shenyang Sujiatun)	October
	Country Garden - Galaxy Palace (Shenyang Yuhong)	October
	Haicheng Country Garden (Anshan Haicheng)	November
Inner Mongolia	Xing'anmeng Country Garden (Xing'anmeng Keyouqianqi)	October
	Tongliao Country Garden (Tongliao Keerqin)	October, November

Land Bank

As of 30 September, the Group's land bank with land use rights certificates, development or operation rights, or land title amounted to an attributable GFA of approximately 57.63 million sq.m., the breakdown of which is as follows:-



During the first three quarters, the Group acquired additional land with total estimated GFA of approximately 10.97 million sq.m. (including minority interests) at a total consideration of approximately RMB5.46 billion, the breakdown of which is as follows:-

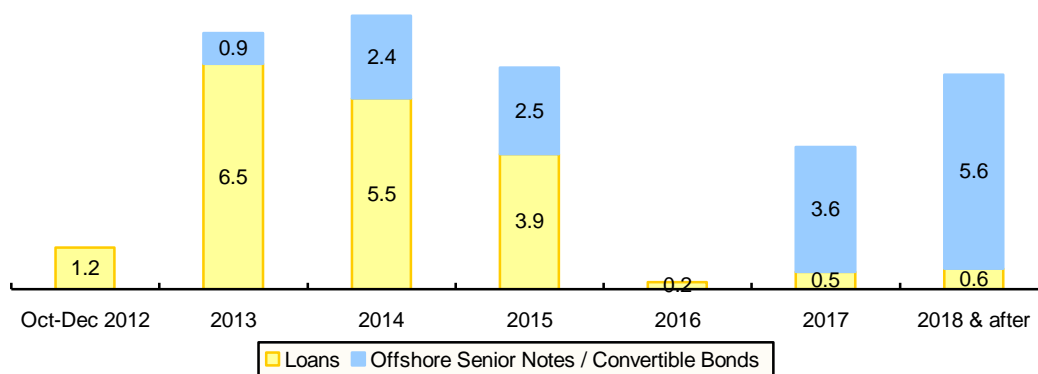


Financial Highlights

RMB'Bn	30 September	30 June
Available Cash	12.83	12.99
Total Debt	33.44	32.54
<i>Of which : Onshore / Offshore</i>	<i>17.97 / 15.47</i>	<i>17.19 / 15.35</i>
Weighted average funding cost	9.95%	10.31%
Outstanding land premium*	1.55	1.79

* excluding Asian Games City

Debt Maturity Profile (in RMB'Bn) :-



Share Price Movement

Closing Price (18 October 2012)	HK\$3.20	Market Capitalization	HK\$58.33 Billion
P/E Ratio	7.68 times	52 week Hi/Lo	HK\$3.632 / HK\$2.154

