



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 29 February 2012, the attributable gross floor area (GFA) (not site area, same as below) with land use right certificates is approximately 55.22 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 15.06 million sq. m. The Group has completed the master planning of projects with attributable GFA of approximately 7.51 million sq. m., and has submitted the application for the construction permits to related authorities.
- For the first two months in 2012, the Group achieved contracted sales of approximately RMB2.66 billion and contracted GFA of approximately 0.45 million sq. m.. Moreover, as at 29 February 2012, the Group has approximately RMB2.86 billion transaction amount pending on final contract signing.
- To express gratitude to home owners’ support all along, the Group has initiated “Country Garden 20th Anniversary Thanksgiving” Campaign across all of its projects nationwide: from 18 February to 31 March, existing home owners, by referring customers as our new home buyers, will each get waiver of 5-year management fees based on corresponding transacted area, and existing home owners will get waiver of 10-year management fees based on corresponding transaction area by purchasing a further unit. As a result, since the mid of February, the Group’s sales increased remarkably. As of 11 March 2012, the aggregate contracted sales amounted to approximately RMB3.68 billion with another approximately RMB3.18 billion transaction amount pending on final contract signing.
- The Group is delighted to be selected as one of the China’s Most Promising Companies in 2011 by The Asset Magazine.



Breakdown by Development Status for Attributable GFA of Property Development with Land Use Rights (as of 29 February 2012)

| 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 | 1,190 |
| GFA completed but unsold (not site area) - The total GFA of properties completed but unsold | 3,040 |
| GFA with construction permit obtained (not site area) - Among which, about 4.05 million sq. m. has already met pre-sale conditions and available for pre-sale | 15,060 |
| 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 | 7,510 |
| 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 | 28,420 |
| Total | 55,220 |



Project Summary (as of 29 February 2012)

| Number | Project | City (District) | Interest attributable to the Group (%) | Attributable GFA with land use right certificates ⁽¹⁾ | Number | Project | City (District) | Interest attributable to the Group (%) | Attributable GFA with land use right certificates ⁽¹⁾ |
|--------|---|------------------------|--|--|--------|--|---------------------------|--|--|
| 1. | Country Garden East Court | Guangzhou (Panyu) | 100% | 32,281 | 32. | Country Garden – Hill Lake Palace | Changsha (Ningxiang) | 100% | 547,562 |
| 2. | Shawan Country Garden | Guangzhou (Panyu) | 100% | 0 | 33. | Country Garden Lakeside City | Hefei (Chaohu) | 100% | 692,653 |
| 3. | Huanan Country Garden (Phases 1-5 & 7) | Guangzhou (Panyu) | 100% | 3,218 | 34. | Shanwei Country Garden | Shanwei (Shanwei) | 100% | 173,974 |
| 4. | Huanan Country Garden – Phase 6 | Guangzhou (Panyu) | 50% | 7,030 | 35. | Wuhan Country Garden | Wuhan (Hanan) | 100% | 757,361 |
| 5. | Licheng Country Garden | Guangzhou (Zengcheng) | 100% | 7,039 | 36. | Shaoguan Country Garden – Sun Palace | Shaoguan (Xilian) | 100% | 3,245,525 |
| 6. | Country Garden Phoenix City | Guangzhou (Zengcheng) | 100% | 1,179,957 | 37. | Haicheng Country Garden | Anshan (Haicheng) | 100% | 553,434 |
| 7. | Nansha Country Garden | Guangzhou (Nansha) | 100% | 1,252 | 38. | Xing'anmeng Country Garden | Xing'anmeng (Keyouqianqi) | 100% | 811,314 |
| 8. | Holiday Islands – Huadu | Guangzhou (Huadu) | 100% | 146,601 | 39. | Chizhou Country Garden | Chizhou (Zhanqian) | 100% | 213,069 |
| 9. | Shunde Country Garden (incl. Country Garden West Court) | Foshan (Shunde) | 100% | 173,925 | 40. | Country Garden – Hill Lake City | Maanshan (Hexian) | 100% | 718,404 |
| 10. | Jun'an Country Garden | Foshan (Shunde) | 90% | 27,824 | 41. | Sihui Country Garden | Zhaoqing (Sihui) | 100% | 1,267 |
| 11. | Peninsula Country Garden | Foshan (Shunde) | 100% | 1,022 | 42. | Xianning Country Garden | Xianning (Xian'an) | 100% | 715,569 |
| 12. | Gaoming Country Garden | Foshan (Gaoming) | 100% | 144,677 | 43. | Country Garden – Hot Spring City | Xianning (Xian'an) | 100% | 886,828 |
| 13. | Nanhai Country Garden | Foshan (Nanhai) | 100% | 1,997 | 44. | Suizhou Country Garden | Suizhou (Chengnan) | 100% | 1,168,782 |
| 14. | Heshan Country Garden | Jiangmen (Heshan) | 100% | 578,478 | 45. | Changshou Country Garden | Chongqing (Changshou) | 100% | 73,152 |
| 15. | Wuyi Country Garden | Jiangmen (Pengjiang) | 100% | 189,545 | 46. | Tongliao Country Garden | Tongliao (Keerqin) | 100% | 1,514,430 |
| 16. | Xinhui Country Garden | Jiangmen (Xinhui) | 100% | 121,163 | 47. | Huangshan Country Garden | Huangshan (Tunxi) | 100% | 90,585 |
| 17. | Taishan Country Garden | Jiangmen (Taishan) | 100% | 2,111,982 | 48. | Anqing Country Garden | Anqing (Yingjiang) | 100% | 1,457,028 |
| 18. | Yangdong Country Garden | Yangjiang (Yangdong) | 100% | 3,098 | 49. | Wuhu Country Garden | Wuhu (Sanshanqu) | 100% | 1,607,831 |
| 19. | Changsha Country Garden | Changsha (Changsha) | 100% | 356,583 | 50. | Yiyang Country Garden | Yiyang (Yiyang) | 100% | 522,820 |
| 20. | Zhaoqing Lanling Residence | Zhaoqing (Gaoxin) | 100% | 100,906 | 51. | Chaohu Country Garden | Hefei (Chaohu) | 100% | 630,396 |
| 21. | Zhaoqing Country Garden | Zhaoqing (Gaoyao) | 51% | 68,354 | 52. | Liuyang Country Garden | Changsha (Liuyang) | 100% | 739,925 |
| 22. | Shaoguan Country Garden | Shaoguan (Zhenjiang) | 100% | 776,890 | 53. | Maoming Country Garden | Maoming (Maonan) | 100% | 343,604 |
| 23. | Taizhou Country Garden | Taizhou (Haining) | 100% | 286,685 | 54. | Yangshan Country Garden | Qingyuan (Yangshan) | 100% | 1,045,188 |
| 24. | Huiyang Country Garden | Huizhou (Huiyang) | 90% | 675,573 | 55. | Suihua Country Garden | Suihua (Beilin) | 100% | 180,269 |
| 25. | Manzhouli Country Garden | Hulunbeier (Manzhouli) | 100% | 1,519,628 | 56. | Country Garden - Deyu Building | Tianjin (Tanggu) | 100% | 114,504 |
| 26. | Lechang Country Garden | Shaoguan (Lechang) | 100% | 487,028 | 57. | Tianjin Country Garden | Tianjin (Baifai) | 100% | 903,693 |
| 27. | Country Garden – Sun Palace | Shenyang (Daoyi) | 100% | 841,494 | 58. | Jingmen Country Garden | Jingmen (Duodao) | 100% | 613,510 |
| 28. | Shenyang Country Garden | Shenyang (Huashan) | 100% | 1,278,138 | 59. | Country Garden – Lychee Park | Guangzhou (Zengcheng) | 100% | 2,067 |
| 29. | Country Garden – Galaxy Palace | Shenyang (Yuhong) | 100% | 1,356,547 | 60. | Zhaoqing Country Garden – Hill Lake City | Zhaoqing (Gaoyao) | 51% | 66,692 |
| 30. | Country Garden – Phoenix City | Shenyang (Suijiatun) | 100% | 1,380,833 | 61. | Country Garden – Park Prime | Jiangmen (Heshan) | 100% | 175,055 |
| 31. | Enping Country Garden | Jiangmen (Enping) | 100% | 119,428 | 62. | Country Garden – Grand Garden | Guangzhou (Zengcheng) | 100% | 673,075 |

Notes:

1. Excluding common facilities and delivered area

(Continued next page)

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Project Summary (as of 29 February 2012)

| Number | Project | City (District) | Interest attributable to the Group (%) | Attributable GFA with land use right certificates ⁽¹⁾ | Number | Project | City (District) | Interest attributable to the Group (%) | Attributable GFA with land use right certificates ⁽¹⁾ |
|------------------------|----------------------------------|-----------------------|--|--|--------|---|------------------------|--|--|
| 63. | Country Garden – Sunshine Coast | Jiangmen (Kaiping) | 100% | 3,828 | 84. | Country Garden – Triumph Palace | Wuxi (Xishan) | 100% | 170,362 |
| 64. | Holiday Islands - Qingyuan | Qingyuan (Qingcheng) | 100% | 169,599 | 85. | Country Garden – Hill Lake Grand Palace | Jiangmen (Heshan) | 80% | 603,412 |
| 65. | Country Garden Wonderland | Foshan (Nanhai) | 100% | 90,944 | 86. | Xiangtan Country Garden | Xiangtan (Xiangtan) | 100% | 343,953 |
| 66. | Dalang Country Garden | Dongguan (Dalang) | 100% | 258,770 | 87. | Ronggui Country Garden | Foshan (Shunde) | 100% | 308,039 |
| 67. | Country Garden Grand Palace | Guangzhou (Nansha) | 100% | 154,471 | 88. | Country Garden – City Garden | Chuzhou (Laian) | 100% | 805,942 |
| 68. | Huaiji Country Garden | Zhaoqing (Huaji) | 100% | 1,493 | 89. | Country Garden – Dongjiang Phoenix City | Heyuan (Yuancheng) | 100% | 929,523 |
| 69. | Country Garden City Garden | Foshan (Chancheng) | 90% | 382,224 | 90. | Meijiang Country Garden | Meizhou (Meijiang) | 100% | 305,652 |
| 70. | Country Garden Grand Palace | Foshan (Shunde) | 100% | 289,767 | 91. | Country Garden – Grand Garden | Dongguan (Tangxia) | 70% | 204,792 |
| 71. | Deqing Country Garden | Zhaoqing (Deqing) | 100% | 119,915 | 92. | Shilou Country Garden | Guangzhou (Panyu) | 100% | 177,195 |
| 72. | Yunfu Country Garden | Yunfu (Jinshan) | 100% | 394,431 | 93. | Country Garden – Jade Bay | Jiangmen (Kaiping) | 100% | 740,004 |
| 73. | Beiliu Country Garden | Yulin (Beiliu) | 100% | 293,570 | 94. | Zhangjiajie Country Garden | Zhangjiajie (Yongding) | 100% | 383,322 |
| 74. | Jianghai Country Garden | Jiangmen (Jianghai) | 100% | 406,160 | 95. | Country Garden Wonderland | Changsha (Ningxiang) | 100% | 131,571 |
| 75. | Xinhui Country Garden – Phase 4 | Jiangmen (Xinhui) | 100% | 405,066 | 96. | Country Garden – Forest Hill Garden | Dongguan (Tangxia) | 100% | 255,150 |
| 76. | Country Garden – Ten Miles Beach | Huizhou (Huidong) | 100% | 3,135,848 | 97. | Country Garden – Grand Palace | Meizhou (Meixian) | 100% | 206,935 |
| 77. | Country Garden – Spring City | Qingyuan (Fogang) | 100% | 512,470 | 98. | Country Garden – Shine Hill Lake City | Qingyuan (Qingcheng) | 51% | 961,646 |
| 78. | Country Garden Grand Lake | Zhongshan (Wuguishan) | 100% | 74,573 | 99. | Country Garden – Eco City | Wuhan (Hongshan) | 55% | 158,793 |
| 79. | Country Garden – Phoenix City | Zhenjiang (Jurong) | 100% | 3,364,003 | 100. | Country Garden – Jade Hill | Chenzhou (Suxian) | 100% | 326,418 |
| 80. | Country Garden – Europe City | Chuzhou (Nanqiao) | 100% | 1,452,236 | 101. | Country Garden – Hill Bay | Guangzhou (Narisna) | 100% | 496,264 |
| 81. | Fengkai Country Garden | Zhaoqing (Fengkai) | 100% | 179,830 | 102. | Country Garden – Palm City | Wenchang (Tanniu) | 100% | 108,794 |
| 82. | Country Garden Grand Garden | Shenyang (Qipanshan) | 100% | 123,768 | 103. | Country Garden – Hill Lake Bay | Jiangmen (Xinhui) | 100% | 214,088 |
| 83. | Haifeng Country Garden | Shanwei (Haifeng) | 100% | 357,354 | | | | | |
| Total attributable GFA | | | | | | | | | 55,220,916 |

Note:

1. Excluding common facilities and delivered area



Details of the 27 Hotels in Operation (as of 29 February 2012)

| 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) |
| Shenyang Country Garden Maritim Hotel | Country Garden – Galaxy Palace | Jul 2011 | 631 | 5-star rating standard (in operation) |
| Country Garden Phoenix Hotel, Tianjin | Tianjin Country Garden | Aug 2011 | 134 | 5-star rating standard (in operation) |
| Shaoguan Country Garden Phoenix Hotel | Shaoguan Country Garden | Aug 2011 | 335 | 5-star rating standard (in operation) |
| Suizhou Country Garden Phoenix Hotel | Suizhou Country Garden | Oct 2011 | 378 | 5-star rating standard (in operation) |
| Lechang Country Garden Phoenix Hotel | Lechang Country Garden | Nov 2011 | 129 | 5-star rating standard (in operation) |

Note:

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



Details of the 27 Hotels in Operation (as of 29 February 2012)

| Hotel Name | Location | Actual/ *Estimated Opening Date | No. of Rooms | Star-rating ⁽¹⁾ |
|---|-----------------------------------|---------------------------------|--------------|---------------------------------------|
| Ningxiang Country Garden Phoenix Hotel | Country Garden – Hill Lake Palace | Dec 2011 | 129 | 5-star rating standard (in operation) |
| Chuzhou Country Garden Phoenix Hotel | Country Garden – Europe City | Dec 2011 | 333 | 5-star rating standard (in operation) |
| Country Garden Phoenix Hotel, Rushan Lake | Country Garden – Hill Lake City | Dec 2011 | 456 | 5-star rating standard (in operation) |

Note:

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

Details of the 19 Hotel Projects under Construction (as of 29 February 2011)

| Hotel Name | Location | Actual/ *Estimated Opening Date | No. of Rooms | Star-rating ⁽¹⁾ |
|---|------------------------------|---------------------------------|--------------|---|
| Anqing Country Garden Phoenix Hotel ⁽²⁾ | Anqing Country Garden | 2012* | 334 | 5-star rating standard (in trial operation) |
| Chizhou Country Garden Phoenix Hotel ⁽³⁾ | Chizhou Country Garden | 2012* | 338 | 5-star rating standard (in trial operation) |
| Taizhou Country Garden Phoenix Hotel | Taizhou Country Garden | 2012* | 330 | 5-star rating standard (in trial operation) |
| Chaohu Phoenix Hotel | Chaohu Country Garden | 2012* | 336 | 5-star rating standard (under construction) |
| Yunfu Phoenix Hotel | Yunfu Country Garden | 2012* | 133 | 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 – Spring City | 2012* | 11 | 5-star rating standard (under construction) |
| Huiyang Phoenix Hotel | Huiyang Country Garden | 2012* | 133 | 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) |



Details of the 19 Hotel Projects under Construction (as of 29 February 2012)

| Hotel Name | Location | Actual/ *Estimated Opening Date | No. of Rooms | Star-rating ⁽¹⁾ |
|--|----------------------------------|---------------------------------|--------------|---|
| Country Garden Phoenix City Hotel, Nanjing | Country Garden – Phoenix City | 2012* | 334 | 5-star rating standard (under construction) |
| Country Garden Silver Beach Hotel | Country Garden – Ten Miles Beach | 2012* | 384 | 5-star rating standard (under construction) |
| Country Garden Phoenix Hotel, Xing'anmeng | Xing'anmeng Country Garden | 2013* | 136 | 5-star rating standard (under construction) |
| Country Garden Resort Hotel, Meizhou | Country Garden – Grand Palace | 2013* | 50 | 5-star rating standard (under construction) |
| Phoenix Hotel, Yangshan | Country Garden – Yangshan | 2013* | 137 | 5-star rating standard (under construction) |
| Country Garden Phoenix Hotel, Kaiping | Country Garden – Jade Bay | 2013* | 289 | 5-star rating standard (under construction) |

Notes:

- Hotels are only allowed to apply for star rating after one year of operation.
- Anqing Country Garden Phoenix Hotel commenced full trial operation.
- Chizhou City Country Garden Phoenix Hotel commenced partial trial operation on 28 January 2011.
- Taizhou Country Garden Phoenix Hotel commenced commenced partial trial operation on 28 December 2011.