



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 2012, the attributable gross floor area (GFA) (not site area, same as below) with land use right certificates, development and operation rights or land title is approximately 57.04 million sq. m. (excluding the GFA successfully obtained but the application for land use right certificates is in progress). Among which, the attributable GFA with construction permits is around 14.81 million sq. m. The Group has completed the master planning of projects with attributable GFA of approximately 6.33 million sq. m., and has submitted the application for the construction permits to related authorities.
- For the first eight months in 2012, the Group achieved contracted sales of approximately RMB25.79 billion and contracted GFA of approximately 4.25 million sq. m.. Moreover, as at 31 August 2012, the Group has approximately RMB3.58 billion transaction amount pending on final contract signing.
- Country Garden – City Garden, the Group’s second project in Maoming City of Guangdong Province, commenced its debut launch on 1 September 2012. The project was well-received by customers with a transaction amount of approximately RMB470 million during the first two days of launch.
- Debut launch of the Group’s new project in Dongguan City of Guangdong Province, Country Garden - Forest Hill Garden, was made on 15 September 2012. Semi-detached units were initially launched and popularly received by the market, recording a transaction amount of approximately RMB500 million in the first two days of launch.



Breakdown by Development Status for Attributable GFA of Property Development with Land Use Rights, Development and Operation Rights or Land Title (as of 31 August 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	1,270
GFA completed but unsold (not site area) - The total GFA of properties completed but unsold	3,440
GFA with construction permit obtained (not site area) - Among which, about 3.96 million sq. m. has already met pre-sale conditions and available for pre-sale	14,810
GFA under approval for construction permits (not site area) - Land use right certificates, development and operation rights or land title 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	6,330
GFA in the process of master planning (not site area) - Land use right certificates, development and operation rights or land title obtained with master planning underway - Upon completion of planning (e.g. master planning), relevant documents will be submitted to government departments for construction approval	31,190
Total	57,040



Project Summary (as of 31 August 2012) – Projects in China

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%	274,335
2.	Shawan Country Garden	Guangzhou (Panyu)	100%	0	33.	Country Garden Lakeside City	Hefei (Chaohu)	100%	566,068
3.	Huanan Country Garden (Phases 1-5 & 7)	Guangzhou (Panyu)	100%	1,809	34.	Shanwei Country Garden	Shanwei (Shanwei)	100%	510,567
4.	Huanan Country Garden – Phase 6	Guangzhou (Panyu)	50%	7,030	35.	Wuhan Country Garden	Wuhan (Hanan)	100%	474,496
5.	Licheng Country Garden	Guangzhou (Zengcheng)	100%	6,308	36.	Shaoguan Country Garden – Sun Palace	Shaoguan (Xilian)	100%	3,239,027
6.	Country Garden Phoenix City	Guangzhou (Zengcheng)	100%	683,772	37.	Haicheng Country Garden	Anshan (Haicheng)	100%	405,500
7.	Nansha Country Garden	Guangzhou (Nansha)	100%	1,252	38.	Xing'anmeng Country Garden	Xing'anmeng (Keyouqianqi)	100%	1,095,956
8.	Holiday Islands – Huadu	Guangzhou (Huadu)	100%	120,952	39.	Chizhou Country Garden	Chizhou (Zhanqian)	100%	177,645
9.	Shunde Country Garden (incl. Country Garden West Court)	Foshan (Shunde)	100%	303,205	40.	Country Garden – Hill Lake City	Maanshan (Hexian)	100%	614,228
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%	704,218
12.	Gaoming Country Garden	Foshan (Gaoming)	100%	119,193	43.	Country Garden – Hot Spring City	Xianning (Xian'an)	100%	903,008
13.	Nanhai Country Garden	Foshan (Nanhai)	100%	1,997	44.	Suizhou Country Garden	Suizhou (Chengnan)	100%	1,126,021
14.	Heshan Country Garden	Jiangmen (Heshan)	100%	520,149	45.	Changshou Country Garden	Chongqing (Changshou)	100%	67,891
15.	Wuyi Country Garden	Jiangmen (Pengjiang)	100%	114,744	46.	Tongliao Country Garden	Tongliao (Keerqin)	100%	1,564,936
16.	Xinhui Country Garden	Jiangmen (Xinhui)	100%	12,165	47.	Huangshan Country Garden	Huangshan (Tunxi)	100%	74,855
17.	Taishan Country Garden	Jiangmen (Taishan)	100%	2,059,391	48.	Anqing Country Garden	Anqing (Yingjiang)	100%	1,277,490
18.	Yangdong Country Garden	Yangjiang (Yangdong)	100%	1,822	49.	Wuhu Country Garden	Wuhu (Sanshanqu)	100%	1,565,566
19.	Changsha Country Garden	Changsha (Changsha)	100%	254,281	50.	Yiyang Country Garden	Yiyang (Yiyang)	100%	1,030,918
20.	Zhaoqing Lanling Residence	Zhaoqing (Gaoxin)	100%	100,609	51.	Chaohu Country Garden	Hefei (Chaohu)	100%	596,672
21.	Zhaoqing Country Garden	Zhaoqing (Gaoyao)	51%	68,370	52.	Liuyang Country Garden	Changsha (Liuyang)	100%	823,122
22.	Shaoguan Country Garden	Shaoguan (Zhenjiang)	100%	1,077,555	53.	Maoming Country Garden	Maoming (Maonan)	100%	280,377
23.	Taizhou Country Garden	Taizhou (Haining)	100%	262,872	54.	Yangshan Country Garden	Qingyuan (Yangshan)	100%	1,124,838
24.	Huiyang Country Garden	Huizhou (Huiyang)	90%	645,289	55.	Suihua Country Garden	Suihua (Beilin)	100%	149,460
25.	Manzhouli Country Garden	Hulunbeier (Manzhouli)	100%	1,532,497	56.	Country Garden – Deyu Building	Tianjin (Tanggu)	100%	114,504
26.	Lechang Country Garden	Shaoguan (Lechang)	100%	1,250,932	57.	Tianjin Country Garden	Tianjin (Baifai)	100%	878,733
27.	Country Garden – Sun Palace	Shenyang (Daoyi)	100%	840,822	58.	Jingmen Country Garden	Jingmen (Duodao)	100%	354,220
28.	Shenyang Country Garden	Shenyang (Huashan)	100%	1,243,791	59.	Country Garden – Lychee Park	Guangzhou (Zengcheng)	100%	2,067
29.	Country Garden – Galaxy Palace	Shenyang (Yuhong)	100%	1,497,595	60.	Zhaoqing Country Garden – Hill Lake City	Zhaoqing (Gaoyao)	51%	42,801
30.	Country Garden – Phoenix City	Shenyang (Sujiatun)	100%	1,111,416	61.	Country Garden – Park Prime	Jiangmen (Heshan)	100%	180,462
31.	Enping Country Garden	Jiangmen (Enping)	100%	62,652	62.	Country Garden – Grand Garden	Guangzhou (Zengcheng)	100%	635,665

Notes:

1. Excluding common facilities and delivered area

(Continued next page)

3

碧桂園

给您一个五星级的家



Project Summary (as of 31 August 2012) – Projects in China

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%	2,887	89.	Ronggui Country Garden	Foshan (Shunde)	100%	307,125
64.	Holiday Islands - Qingyuan	Qingyuan (Qingcheng)	100%	108,903	90.	Country Garden – City Garden	Chuzhou (Laian)	100%	802,480
65.	Country Garden Wonderland	Foshan (Nanhai)	100%	54,722	91.	Country Garden – Dongjiang Phoenix City	Heyuan (Yuancheng)	100%	868,751
66.	Dalang Country Garden	Dongguan (Dalang)	100%	247,365	92.	Meijiang Country Garden	Meizhou (Meijiang)	100%	295,550
67.	Country Garden Grand Palace	Guangzhou (Nansha)	100%	100,398	93.	Country Garden – Grand Garden	Dongguan (Tangxia)	70%	207,523
68.	Huaiji Country Garden	Zhaoqing (Huaji)	100%	949	94.	Shilou Country Garden	Guangzhou (Panyu)	100%	166,064
69.	Country Garden City Garden	Foshan (Chancheng)	90%	310,369	95.	Country Garden – Jade Bay	Jiangmen (Kaiping)	100%	682,789
70.	Country Garden Grand Palace	Foshan (Shunde)	100%	198,243	96.	Zhangjiajie Country Garden	Zhangjiajie (Yongding)	100%	241,756
71.	Deqing Country Garden	Zhaoqing (Deqing)	100%	107,650	97.	Country Garden Wonderland	Changsha (Ningxiang)	100%	131,571
72.	Yunfu Country Garden	Yunfu (Jinshan)	100%	346,299	98.	Country Garden – Forest Hill Garden	Dongguan (Tangxia)	100%	411,899
73.	Beiliu Country Garden	Yulin (Beiliu)	100%	294,193	99.	Country Garden – Grand Palace	Meizhou (Meixian)	100%	235,879
74.	Jianghai Country Garden	Jiangmen (Jianghai)	100%	396,079	100.	Country Garden – Shine Hill Lake City	Qingyuan (Qingcheng)	51%	584,421
75.	Xinhui Country Garden – Phase 4	Jiangmen (Xinhui)	100%	359,939	101.	Country Garden – Eco City	Wuhan (Hongshan)	55%	155,054
76.	Country Garden City Garden	Maoming (Dianbai)	100%	197,930	102.	Country Garden – Jade Hill	Chenzhou (Suxian)	100%	310,003
77.	Country Garden – Ten Miles Beach	Huizhou (Huidong)	100%	5,072,045	103.	Country Garden Hill Lake Bay	Guangzhou (Nansha)	100%	498,104
78.	Country Garden – Spring City	Qingyuan (Fogang)	100%	433,637	104.	Country Garden – Phoenix City	Jinan (Zhangqiu)	100%	305,228
79.	Country Garden Grand Lake	Zhongshan (Wuguishan)	100%	74,573	105.	Country Garden - Seashore City	Tianjin (Binhai New District)	100%	112,085
80.	Country Garden – Phoenix City	Zhenjiang (Jurong)	100%	3,018,251	106.	Country Garden – Palm City	Wenchang (Tanniu)	100%	110,379
81.	Country Garden – Europe City	Chuzhou (Nanqiao)	100%	1,455,121	107.	Country Garden – Hill Lake Bay	Jiangmen (Xinhui)	100%	215,469
82.	Fengkai Country Garden	Zhaoqing (Fengkai)	100%	138,978	108.	Pingguo Country Garden	Baise (Pingguo)	100%	192,225
83.	Country Garden Grand Garden	Shenyang (Qipanshan)	100%	123,768	109.	Country Garden – Times City	Dongguan (Tangxia)	51%	61,682
84.	Haifeng Country Garden	Shanwei (Haifeng)	100%	354,304	110.	Tangxia Country Garden	Dongguan (Tangxia)	51%	70,488
85.	Hangzhou Country Garden	Hangzhou (Xiasha)	100%	176,196	111.	Wuhan Country Garden – Phase 3	Wuhan (Hannan)	52%	287,428
86.	Country Garden – Triumph Palace	Wuxi (Xishan)	100%	288,793	112.	Country Garden Spring Town (TBC)	Lingao (Lingao)	51%	17,735
87.	Country Garden – Hill Lake Grand Palace	Jiangmen (Heshan)	80%	603,412	113.	Country Garden Long Wave Bay (TBC)	Lingao (Lingao)	51%	78,141
88.	Xiangtan Country Garden	Xiangtan (Xiangtan)	100%	241,269					
Total attributable GFA									56,876,612

Note:

1. Excluding common facilities and delivered area



Project Summary (as of 31 August 2012) — Project in Malaysia

Number	Project	City (District)	Interest attributable to the Group (%)	Attributable GFA with land title ⁽¹⁾
1.	Serendah Project	Selangor (Serendah)	55%	159,751
Total				159,751

Details of the 31 Hotels in Operation (as of 31 August 2012)

Hotel Name	Location	Actual/ *Estimated Opening Date	No. of Rooms	Star-rating ⁽¹⁾
Shunde Country Garden Holiday Resort	Shunde Country Garden	Feb 2000	201	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	225	5-star (in operation)
Heshan Country Garden Phoenix City Hotel	Heshan Country Garden	Jul 2005	283	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)
Gaoming Country Garden Phoenix Hotel	Gaoming Country Garden	Nov 2009	336	5-star (in operation)
Country Garden Phoenix Hot Spring Hotel, Xianning	Country Garden – Hot Spring City	Nov 2009	330	5-star (in operation)
Jingmen Country Garden Phoenix Hotel	Jingmen Country Garden	Oct 2010	138	5-star rating standard (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)
Chongqing Country Garden Phoenix Hotel	Changshou Country Garden	Sep 2010	335	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	331	5-star rating standard (in operation)
Binhu City Phoenix Hotel	Country Garden Lakeside City	Jan 2011	336	5-star rating standard (in operation)
Huangshan Country Garden Phoenix Hotel	Huangshan Country Garden	Mar 2011	378	5-star rating standard (in operation)



Details of the 31 Hotels in Operation (as of 31 August 2012)

Hotel Name	Location	Actual/ *Estimated Opening Date	No. of Rooms	Star-rating ⁽¹⁾
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	249	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)
Ningxiang Country Garden Phoenix Hotel	Country Garden – Hill Lake Palace	Dec 2011	129	5-star rating standard (in operation)
Country Garden Europe City Phoenix Hotel	Country Garden – Europe City	Dec 2011	333	5-star rating standard (in operation)
Country Garden Hill Lake City Phoenix Hotel	Country Garden – Hill Lake City	Nov 2011	455	5-star rating standard (in operation)
Country Garden Holiday Hotel, Fogang	Country Garden – Spring City	Apr 2012	11	5-star rating standard (in operation)
Chizhou Country Garden Phoenix Hotel	Chizhou Country Garden	Jun 2012	338	5-star rating standard (in operation)
Country Garden Phoenix Hotel, Tongliao	Tongliao Country Garden	Jul 2012	321	5-star rating standard (in operation)
Country Garden Phoenix Hot Spring Hotel, Taizhou	Taizhou Country Garden	Jul 2012	331	5-star rating standard (in operation)

Note:

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



Details of the 17 Hotel Projects under Construction (as of 31 August 2012)

Hotel Name	Location	Actual/ *Estimated Opening Date	No. of Rooms	Star-rating ⁽¹⁾
Anqing Country Garden Phoenix Hotel ⁽²⁾	Anqing Country Garden	2012*	336	5-star rating standard (in trial operation)
Country Garden Phoenix Hotel ⁽³⁾	Country Garden – Phoenix City	2012*	335	5-star rating standard (in trial operation)
Country Garden Silver Beach Hotel ⁽⁴⁾	Country Garden – Ten Miles Beach	2012*	339	5-star rating standard (in trial operation)
Country Garden Phoenix Hotel, Chaohu ⁽⁵⁾	Chaohu Country Garden	2012*	336	5-star rating standard (in trial operation)
Yunfu Phoenix Hotel	Yunfu Country Garden	2012*	129	5-star rating standard (under construction)
Zhangjiajie Phoenix International Resort Hotel	Zhangjiajie Country Garden	2013*	1,047	5-star rating standard (under construction)
Huiyang Phoenix Hotel	Huiyang Country Garden	2012*	129	5-star rating standard (under construction)
Beiliu Country Garden Phoenix Hotel	Beiliu Country Garden	2013*	209	5-star rating standard (under construction)
Tianjin Hilton Hotel	Independent Hotel	2014*	1,238	5-star rating standard (under construction)
Foshan Country Garden Hilton Hotel	Country Garden City Garden	2013*	600	5-star rating standard (under construction)
Hilton Wuhan Optics Valley Hotel	Country Garden – Eco City	2013*	510	5-star rating standard (under construction)
Country Garden Hotel, Haicheng	Haicheng Country Garden	2012*	134	5-star rating standard (under construction)
Country Garden Phoenix Hotel, Xing'anmeng	Xing'anmeng Country Garden	2013*	134	5-star rating standard (under construction)
Country Garden Resort Hotel, Meizhou	Country Garden – Grand Palace	2013*	50	4-star rating standard (under construction)
Phoenix Hotel, Yangshan	Country Garden – Yangshan	2013*	129	5-star rating standard (under construction)
Country Garden Phoenix Hotel, Kaiping	Country Garden – Jade Bay	2013*	290	5-star rating standard (under construction)
Country Garden Phoenix Hotel, Maoming	Maoming Country Garden	2012*	200	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.
- Country Garden Phoenix Hotel commenced partial trial operation on 18 May 2012.
- Country Garden Silver Beach Hotel commenced partial trial operation on 8 June 2012.
- Country Garden Phoenix Hotel, Chaohu commenced partial trial operation on 8 August 2012.