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For immediate release on January 4, 2013 - NOT FOR DISTRIBUTION IN OR INTO THE UNITED STATES OF AMERICA.



Country Garden prices US\$750 Million Ten-year Senior Notes Offering

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(January 4, 2013-Hong Kong) Country Garden Holdings Company Limited ("Country Garden" or the "Group", SEHK stock code: 2007), one of the leading integrated property developers in China, is pleased to announce today the pricing of its US\$750 million, issued at 100% of the principal amount, 7.50% senior notes due 2023 (the "Notes").

The Group has received strong demand for its Notes offering with significant oversubscription.

The Group intends to use the net proceeds from the issue of Notes to fund the redemption of its convertible bonds at maturity, existing and new property projects (including construction costs and land premiums) and for general corporate purposes.

Goldman Sachs (Asia) L.L.C. and J.P. Morgan are the joint global coordinators of the issue of Notes. Goldman Sachs (Asia) L.L.C., J.P. Morgan, BOC International and ICBC International Securities Ltd. are the joint lead managers and Goldman Sachs (Asia) L.L.C., J.P. Morgan, BOC International and ICBC International Capital Ltd. are the joint bookrunners of the issue of Notes.

S&P has assigned BB- rating and Moody's has assigned Ba3 rating on the Notes.

The Notes are expected to be listed on the Singapore Exchange Securities Trading Limited ("SGX-ST").

This release is not for publication or distribution, directly or indirectly, in or into the United States of America (including its territories and possessions, any state of the United States and the District of Columbia).

The distribution of the Offering Memorandum and related documents in certain jurisdictions may be restricted by law. Persons into whose possession the Offering Memorandum and related documents come are required by Country Garden to inform themselves about and to observe any such restrictions.

In connection with the offering of the Notes, Goldman Sachs (Asia) L.L.C. and J.P. Morgan Securities plc acting as stabilizing managers (or persons acting on behalf of any such stabilizing manager) may over-allot Notes or effect transactions with a view to supporting the market price of the Notes at a level higher than that which might otherwise prevail. However, there is no assurance that the stabilizing managers (or persons acting on behalf of any such stabilizing manager) will undertake stabilization action. Any stabilization action may begin on or after the date on which adequate public disclosure of the final terms of the offer of the Notes is made and, if begun, may be ended at any time. Any stabilization action or over-allotment must be conducted by the stabilizing managers (or persons(s) acting on behalf of any such stabilizing manager) in accordance with all applicable laws and rules.

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About Country Garden

Country Garden is one of China's leading integrated property developers. It runs a standardized business model that comprises construction, decoration, 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 Trademarks" in the property sector in 2006. The Group 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.

Forward-looking Information

This press release contains forward-looking statements. Forward-looking statements in this announcement are based on current expectations. These statements are not guarantees of future events or results. Future events and results involve some risks, uncertainties and assumptions that are difficult to predict. Actual events and results could vary materially from the description contained herein due to many factors including changes in the market, changes in the business and financial condition of the Group, and changes in the capital markets in general.

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