



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.

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- As of 30 September 2009, the attributable gross floor area (not site area, same as below) with land use right certificates is approximately 40.14 million sq. m. (excluding those GFA of which relevant sales contracts were signed but the application of land use right certificates is in progress). Among which, the attributable GFA with construction permits is around 13.63 million sq. m. The Group has completed the master planning of projects with attributable GFA of approximately 5.37 million sq. m., and has submitted the application for the construction permits to related authorities.
- The Group achieved a transaction amount of property sales totaling to approximately RMB2.2 billion during the National Day Golden Week Holidays (1-8 October), and subscribed GFA amounted to approximately 410,000 sq. m., representing year-on-year growth of 63% and 83% respectively. The newly launched projects are located in Guangdong Province, Anhui Province and Hunan Province, where transaction amount for the three provinces reached approximately RMB1.18 billion, RMB770 million and RMB150 million respectively. During the National Day Golden Week Holidays, the Group launched three new projects, namely Country Garden • Sun Palace (Shaoguan, Guangdong Province), Country Garden • Hill Lake City (Chaohu, Anhui Province) and Yiyang Country Garden (Yiyang, Hunan Province). The transaction amount of the three projects were approximately RMB130 million (about 60% of the launch), RMB450 million (about 80% of the launch) and RMB120 million (about 60% of the launch), respectively.
- In addition, the launch of new phases of the Group’s existing projects also delivered remarkable sales performance. Among which, Country Garden Phoenix City in Guangzhou, Taishan Country Garden in Guangdong Province, Xinhui Country Garden in Guangdong Province, Anqing Country Garden in Anhui Province and Lakeside City in Anhui Province (Zhongmiao), each had transaction amount of over RMB100 million available for launch. Of these projects, the transaction amount of Country Garden Phoenix City in Guangzhou reached approximately RMB460 million (about 75% of the launch) and that of Xinhui Country Garden, Taishan Country Garden and Lakeside City in Zhongmiao each totaled to approximately RMB100 million (about 60-70% of the launch), while Anqing Country Garden in Anhui Province posted a transaction amount of approximately RMB170 million (about 75% of the launch).
- During the National Day Golden Week period, the Group sold altogether 2,216 property units by subscription. The reasonable pricing and high value for money products not only further evidenced that Country Garden is dedicated to creating quality residential communities with high accessibility and comprehensive ancillary facilities for a greater number of property buyers, but also brought healthy cash flows and high asset turnover to the Group.
- As at 8 October 2009, the Group’s total transaction amount was approximately RMB16 billion, among which contracted sales accounted for about RMB13.2 billion and approximately RMB2.8 billion is pending on final contract signing.



Breakdown by Development Status for Attributable GFA of Property Development with Land Use Rights (as of 30 September 2009)

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	390
GFA completed but unsold (not site area) - The total GFA of properties completed but unsold	1,150
Saleable GFA with construction permit obtained (not site area) -The total GFA with construction permit obtained, a portion of which already met pre-sale conditions -Some of these saleable GFA were actually pre-sold	13,630
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	5,370
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	19,600
Total	40,140



Properties Under Development (as of 30 September 2009)

Project	City (District)	Aggregate GFA for the entire project (sq. m.)	Interest attributable to the Group (%)	GFA under development (sq. m.)	Total saleable GFA under development (sq. m.)	Actual construction commencement date	Total saleable GFA presold (sq. m.)	Estimated completion date
Shawan Country Garden	Guangzhou (Panyu)	278,775	100	2,674	0	25/7/2007	0	4Q2009
Huanan Country Garden (Phase 1-5 & 7)	Guangzhou (Panyu)	1,010,180	100	65,021	30,056	27/5/2005	13,964	4Q2010
Country Garden Phoenix City	Guangzhou (Zengcheng)	5,035,679	100	715,723	692,630	29/4/2007	207,455	4Q2011
Huanan Country Garden (Phase 6)	Guangzhou (Panyu)	423,467	50	1,076	0	15/10/2004	0	4Q2009
Licheng Country Garden	Guangzhou (Zengcheng)	568,324	100	48,987	47,806	23/9/2009	0	4Q2010
Nansha Country Garden	Guangzhou (Nansha)	508,501	100	155,365	154,423	29/1/2007	151,088	1Q2010
Holiday Islands – Huadu	Guangzhou (Huadu)	573,989	100	305,959	298,804	11/5/2006	5,172	4Q2010
Shunde Country Garden (incl. Country Garden West Court)	Foshan (Shunde)	2,427,387	100	297,188	162,986	28/11/2006	17,716	3Q2011
Gaoming Country Garden	Foshan (Gaoming)	1,009,552	100	530,126	526,309	31/5/2006	96,765	1Q2011
Nanhai Country Garden	Foshan (Nanhai)	571,350	100	130,825	129,974	8/3/2006	75,223	4Q2010
Heshan Country Garden	Jiangmen (Heshan)	2,144,392	100	623,783	572,705	22/3/2007	169,409	2Q2011
Xinhui Country Garden	Jiangmen (Xinhui)	594,364	100	209,609	208,676	18/10/2007	77,896	4Q2010
Taishan Country Garden	Jiangmen (Taishan)	2,698,461	100	673,346	668,033	31/3/2006	24,407	4Q2011
Yangdong Country Garden	Yangjiang (Yangdong)	388,810	100	3,075	3,075	31/5/2006	0	3Q2010
Zhaoqing Country Garden	Zhaoqing (Gaoyao)	369,043	51	40,987	36,988	8/10/2006	5,781	1Q2010
Shaoguan Country Garden	Shaoguan (Zhenjiang)	1,725,285	100	805,601	794,271	17/1/2007	120,252	4Q2012
Huiyang Country Garden	Huizhou (Huiyang)	1,450,836	90	757,692	750,100	22/8/2007	57,755	4Q2011
Lechang Country Garden	Shaoguan (Lechang)	395,806	100	130,949	130,949	23/10/2007	13,443	4Q2011
Shaoguan Country Garden – Sun Palace	Shaoguan (Xilian)	3,742,605	100	96,204	91,486	10/3/2008	0	2Q2010
Enping Country Garden	Jiangmen (Enping)	312,472	100	125,485	124,044	13/12/2007	4,442	2Q2011
Shanwei Country Garden	Shanwei (Shanwei)	379,328	100	96,120	90,762	12/9/2008	0	2Q2010
Yangshan Country Garden	Qingyuan (Yangshan)	301,295	100	26,339	24,131	1/12/2008	16,185	2Q2010
Maoming Country Garden	Maoming (Maonan)	295,160	100	81,320	75,545	4/3/2009	20,805	4Q2010
Country Garden - Lychee Park	Guangzhou (Zengcheng)	88,319	100	88,319	87,560	6/7/2009	26,415	4Q2010
Zhaoqing Country Garden - Hill Lake Palace	Zhaoqing (Gaoyao)	83,503	51	83,503	78,060	1/6/2009	21,049	4Q2010
Sihui Country Garden	Sihui (Dongchengqu)	129,912	100	47,082	45,473	27/5/2009	15,465	2Q2010
Country Garden - Park Prime	Jiangmen (Heshan)	207,187	100	41,265	39,529	9/7/2009	0	2Q2010

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Properties Under Development (as of 30 September 2009)

Project	City (District)	Aggregate GFA for the entire project (sq. m.)	Interest attributable to the Group (%)	GFA under development (sq. m.)	Total saleable GFA under development (sq. m.)	Actual construction commencement date	Total saleable GFA presold (sq. m.)	Estimated completion date
Changsha Country Garden	Changsha (Changsha)	914,646	100	71,468	71,468	7/11/2008	0	4Q2010
Country Garden – Hill Lake Palace	Changsha (Ningxiang)	280,927	100	112,269	86,703	12/12/2007	3,221	4Q2011
Taizhou Country Garden	Taizhou (Haining)	851,910	100	399,667	396,797	27/6/2007	108,635	4Q2010
Manzhouli Country Garden	Hulunbeier (Manzhouli)	1,589,261	100	376,041	369,808	23/7/2007	17,450	4Q2011
Xing'anmeng Country Garden	Xing'anmeng (Keyouqianqi)	941,595	100	241,147	238,247	20/9/2007	1,209	2Q2012
Tongliao Country Garden	Tongliao (Keerqin)	1,666,354	100	564,309	561,405	3/11/2007	44,140	4Q2013
Changshou Country Garden	Chongqing (Changshou)	462,484	100	312,998	295,598	5/11/2007	88,420	4Q2011
Wuhan Country Garden	Wuhan (Hannan)	509,002	100	396,281	379,273	30/1/2008	57,512	4Q2013
Xianning Country Garden	Xianning (Xianan)	472,686	100	75,649	75,649	23/5/2008	0	2Q2012
Suizhou Country Garden	Suizhou (Chengnan)	1,414,431	100	181,147	181,147	21/5/2008	5,102	2Q2011
Jingmen Country Garden	Jingmen (Duodao)	110,201	100	109,927	109,927	15/1/2009	61,094	4Q2010
Country Garden – Sun Palace	Shenyang (Daoyi)	1,079,260	100	583,581	573,244	21/7/2007	71,247	2Q2012
Shenyang Country Garden	Shenyang (Huashan)	522,293	100	236,137	233,147	21/7/2007	73,591	4Q2010
Country Garden – Phoenix City	Shenyang (Sujiatun)	1,239,734	100	1,041,005	1,032,426	24/9/2007	25,429	2Q2013
Country Garden – Galaxy Palace	Shenyang (Yuhong)	1,849,249	100	515,485	514,470	19/3/2008	82,082	4Q2013
Haicheng Country Garden	Liaoning (Haicheng)	586,476	100	447,956	444,586	25/10/2007	0	4Q2012
Country Garden – Lakeside City	Chaohu (Zhongmiao)	754,202	100	409,370	339,166	13/12/2007	60,498	4Q2011
Huangshan Country Garden	Huangshan (Huangshan)	351,224	100	159,206	156,138	6/6/2008	60,440	2Q2011
Chizhou Country Garden	Chizhou (Chizhou)	333,985	100	206,515	204,949	27/1/2008	40,340	2Q2011
Chaohu Country Garden	Chaohu (Nan'an)	454,473	100	161,690	158,208	23/4/2008	56,693	4Q2010
Country Garden – Hill Lake City	Chaohu (Hexian)	1,415,088	100	610,420	585,865	9/5/2008	0	4Q2011
Wuhu Country Garden	Wuhu (Sanshanqu)	2,550,247	100	393,696	391,565	6/6/2008	99,821	4Q2011
Anqing Country Garden	Anqing (Anqing)	1,869,584	100	267,268	263,792	19/6/2008	115,342	3Q2010
Suihua Country Garden	Suihua (Beilin)	271,518	100	89,579	87,209	25/9/2008	9,738	2Q2010
Yiyang Country Garden	Yiyang (Yiyang)	262,893	100	67,123	61,461	2/4/2009	0	4Q2010
Liuyang Country Garden	Changsha (Liuyang)	434,296	100	86,031	82,127	9/12/2008	0	3Q2010
Total attributable GFA					13,627,366			



Details of the 10 Hotels in Operation and 10 Hotel Projects under Construction (as of 30 September 2009)

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	July 2005	280	5-star (in operation)
Yangjiang Country Garden Phoenix Hotel	Yangdong Country Garden	May 2007	342	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)
Taishan Country Garden Phoenix Hotel	Taishan Country Garden	Dec 2007	337	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)
Suizhou Country Garden Phoenix Hotel ⁽²⁾	Suizhou Country Garden	2009*	378	5-star rating standard (under construction)
Gaoming Country Garden Phoenix Hotel	Gaoming Country Garden	2009*	337	5-star rating standard (under construction)
Anqing Country Garden Phoenix Hotel	Anqing Country Garden	2009*	334	5-star rating standard (under construction)
Wuhu Country Garden Phoenix Hotel	Wuhu Country Garden	2009*	602	5-star rating standard (under construction)
Chongqing Country Garden Phoenix Hotel	Changshou Country Garden	2010*	336	5-star rating standard (under construction)
Wuhan Country Garden Phoenix Hotel	Wuhan Country Garden	2010*	334	5-star rating standard (under construction)
Chaohu Country Garden La Phoenix Hotel	Country Garden – Lakeside City	2010*	337	5-star rating standard (under construction)
Chaohu Country Garden Le Phoenix Hotel	Chaohu Country Garden	2010*	336	5-star rating standard (under construction)
Huangshan Country Garden Phoenix Hotel	Huangshan Country Garden	2010*	376	5-star rating standard (under construction)
Xianning Country Garden Phoenix Fountain Hotel	Country Garden – Fountain Village	2009*	335	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 and construction is expected to complete in 2009.