

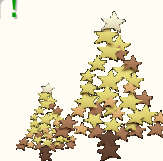


Country Garden Holdings Company Limited (“Country Garden” or the “Group”, stock code: 2007) is one of China’s leading integrated property developers. The Group runs a standardized management system, with business comprising construction, installation, fitting, project development, property management, 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 30 November 2009, the attributable gross floor area (not site area, same as below) with land use right certificates is approximately 41.09 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 13.49 million sq. m. The Group has completed the master planning of projects with attributable GFA of approximately 5.56 million sq. m., and has submitted the application for the construction permits to related authorities.
- In November, the Group’s contracted sales amounted to approximately RMB3.1 billion and contracted GFA reached approximately 580,000 sq. m., representing year-on-year increase of 91% and 65% respectively.
- As at 30 November 2009, the Group’s total transaction amount reached approximately RMB21.2 billion, among which contracted sales accounted for about RMB19.4 billion and approximately RMB1.8 billion is pending for final contract signing.

Country Garden Wishes You
Merry Christmas & Happy New Year!





Breakdown by Development Status for Attributable GFA of Property Development with Land Use Rights (as of 30 November 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	350
GFA completed but unsold (not site area) - The total GFA of properties completed but unsold	1,290
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	13,490
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	5,560
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	20,400
Total	41,090



Properties Under Development (as of 30 November 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)	1,074,460	100	52,781	17,916	27/5/2005	15,138	4Q2010
Country Garden Phoenix City	Guangzhou (Zengcheng)	5,009,322	100	715,988	692,520	29/4/2007	273,119	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	8,400	4Q2010
Nansha Country Garden	Guangzhou (Nansha)	508,396	100	139,471	139,206	29/1/2007	135,871	3Q2010
Holiday Islands – Huadu	Guangzhou (Huadu)	574,217	100	306,187	299,032	11/5/2006	22,751	4Q2010
Shunde Country Garden (incl. Country Garden West Court)	Foshan (Shunde)	2,427,341	100	284,393	151,388	28/11/2006	12,269	3Q2011
Gaoming Country Garden	Foshan (Gaoming)	1,009,563	100	507,390	503,737	31/5/2006	106,601	4Q2011
Nanhai Country Garden	Foshan (Nanhai)	569,477	100	129,973	129,122	8/3/2006	104,483	4Q2010
Heshan Country Garden	Jiangmen (Heshan)	2,058,524	100	591,924	541,881	22/3/2007	242,774	2Q2011
Xinhui Country Garden	Jiangmen (Xinhui)	590,929	100	206,174	195,765	18/10/2007	136,954	4Q2010
Taishan Country Garden	Jiangmen (Taishan)	2,697,139	100	655,365	650,052	31/3/2006	43,713	4Q2011
Yangdong Country Garden	Yangjiang (Yangdong)	388,620	100	2,885	2,885	31/5/2006	0	3Q2010
Zhaoqing Country Garden	Zhaoqing (Gaoyao)	369,043	51	40,987	36,988	8/10/2006	10,548	1Q2010
Shaoguan Country Garden	Shaoguan (Zhenjiang)	1,732,735	100	847,628	838,523	17/1/2007	183,126	4Q2012
Huiyang Country Garden	Huizhou (Huiyang)	1,451,149	90	758,005	751,528	22/8/2007	86,262	4Q2011
Lechang Country Garden	Shaoguan (Lechang)	395,806	100	143,579	143,579	23/10/2007	21,072	4Q2011
Shaoguan Country Garden – Sun Palace	Shaoguan (Xilian)	3,763,244	100	96,204	91,486	10/3/2008	51,142	4Q2010
Enping Country Garden	Jiangmen (Enping)	312,171	100	125,184	123,743	13/12/2007	11,071	4Q2011
Shanwei Country Garden	Shanwei (Shanwei)	379,455	100	171,810	166,243	12/9/2008	49,603	2Q2011
Yangshan Country Garden	Qingyuan (Yangshan)	294,886	100	45,358	43,150	1/12/2008	23,860	3Q2010
Maoming Country Garden	Maoming (Maonan)	297,874	100	80,647	74,872	4/3/2009	51,666	4Q2010
Country Garden - Lychee Park	Guangzhou (Zengcheng)	86,069	100	86,069	85,309	6/7/2009	44,979	4Q2010
Zhaoqing Country Garden - Hill Lake Palace	Zhaoqing (Gaoyao)	83,467	51	83,467	78,024	1/6/2009	33,474	4Q2010
Sihui Country Garden	Sihui (Dongchengqu)	129,912	100	47,082	45,473	27/5/2009	35,488	3Q2010
Country Garden - Park Prime	Jiangmen (Heshan)	221,264	100	40,948	39,212	9/7/2009	10,060	4Q2010
Country Garden – Grand Garden	Guangzhou (Zengcheng)	135,077	100	64,677	64,677	29/9/2009	0	4Q2010
Holiday Islands - Qingyuan	Qingyuan (Qingcheng)	440,997	100	152,937	152,351	11/11/2009	5,687	1Q2011

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Properties Under Development (as of 30 November 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)	940,506	100	119,898	114,025	7/11/2008	0	2Q2011
Country Garden – Hill Lake Palace	Changsha (Ningxiang)	269,095	100	112,269	86,703	12/12/2007	7,790	4Q2011
Taizhou Country Garden	Taizhou (Haining)	851,910	100	399,667	396,797	27/6/2007	122,330	4Q2010
Manzhouli Country Garden	Hulunbeier (Manzhouli)	1,589,264	100	292,180	286,242	23/7/2007	0	4Q2011
Xing'anmeng Country Garden	Xing'anmeng (Keyouqianqi)	941,645	100	226,694	226,694	20/9/2007	235	2Q2012
Tongliao Country Garden	Tongliao (Keerqin)	1,666,298	100	500,369	497,465	3/11/2007	6,400	4Q2013
Changshou Country Garden	Chongqing (Changshou)	462,483	100	244,918	227,518	5/11/2007	57,620	4Q2011
Wuhan Country Garden	Wuhan (Hannan)	757,047	100	351,598	335,001	30/1/2008	35,578	4Q2013
Xianning Country Garden	Xianning (Xianan)	448,298	100	75,717	75,717	23/5/2008	220	3Q2011
Suizhou Country Garden	Suizhou (Chengnan)	1,412,499	100	181,147	181,147	21/5/2008	12,086	2Q2011
Jingmen Country Garden	Jingmen (Duodao)	251,558	100	109,988	109,988	15/1/2009	83,664	4Q2010
Country Garden – Sun Palace	Shenyang (Daoyi)	1,079,655	100	584,167	573,244	21/7/2007	77,476	4Q2012
Shenyang Country Garden	Shenyang (Huashan)	566,458	100	178,848	175,858	21/7/2007	69,176	4Q2010
Country Garden – Phoenix City	Shenyang (Sujiatun)	1,239,733	100	1,038,101	1,032,426	24/9/2007	27,254	2Q2013
Country Garden – Galaxy Palace	Shenyang (Yuhong)	1,849,249	100	515,485	514,470	19/3/2008	94,971	4Q2013
Haicheng Country Garden	Liaoning (Haicheng)	586,476	100	447,956	444,586	25/10/2007	2,534	4Q2012
Country Garden – Lakeside City	Chaohu (Zhongmiao)	780,499	100	406,611	339,166	13/12/2007	124,274	4Q2011
Huangshan Country Garden	Huangshan (Huangshan)	343,720	100	185,707	182,639	6/6/2008	84,251	2Q2011
Chizhou Country Garden	Chizhou (Chizhou)	424,070	100	180,521	179,096	27/1/2008	34,941	2Q2011
Chaohu Country Garden	Chaohu (Nan'an)	490,712	100	161,690	158,208	23/4/2008	73,813	4Q2010
Country Garden – Hill Lake City	Chaohu (Hexian)	1,235,552	100	610,420	585,865	9/5/2008	144,874	4Q2011
Wuhu Country Garden	Wuhu (Sanshanqu)	2,561,666	100	393,696	391,565	6/6/2008	124,032	4Q2011
Anqing Country Garden	Anqing (Anqing)	1,914,474	100	272,466	225,304	19/6/2008	142,542	3Q2010
Suihua Country Garden	Suihua (Beilin)	269,133	100	39,519	39,519	25/9/2008	3,426	3Q2010
Yiyang Country Garden	Yiyang (Yiyang)	263,391	100	67,037	61,375	2/4/2009	26,484	4Q2010
Liyang Country Garden	Changsha (Liyang)	364,107	100	77,781	73,876	9/12/2008	33,206	3Q2010
Total attributable GFA					13,489,453			



Details of the 12 Hotels in Operation and 8 Hotel Projects under Construction (as of 30 November 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	Jul 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)
Gaoming Country Garden Phoenix Hotel	Gaoming Country Garden	Nov 2009	337	5-star rating standard (in operation)
Xianning Country Garden Phoenix Fountain Hotel	Country Garden – Fountain Village	Nov 2009	335	5-star rating standard (in operation)
Anqing Country Garden Phoenix Hotel ⁽²⁾	Anqing Country Garden	2009*	334	5-star rating standard (under construction)
Suizhou Country Garden Phoenix Hotel ⁽³⁾	Suizhou Country Garden	2010*	378	5-star rating standard (under construction)
Wuhu Country Garden Phoenix Hotel	Wuhu Country Garden	2010*	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)

Note:

- Hotels are only allowed to apply for star rating after one year of operation.
- Anqing Country Garden Phoenix Hotel commenced partial trial operation on 29 October 2009 and construction is expected to complete by the end of 2009.
- Suizhou Country Garden Phoenix Hotel commenced partial trial operation on 20 May 2009 and construction is expected to complete by 2010.