



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 centralized and 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. Country Garden was ranked the Top Tax Paying Private Enterprise in China by the State Administration of Taxation in 2006. 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 28 February 2009, the attributable gross floor area (not site area, same as below) with land use right certificates is approximately 43.8 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 13.9 million sq. m. The Group has completed the master planning of projects with an attributable GFA of approximately 6.4 million sq. m., and has submitted the application for the construction permits to related authorities.
- The Group’s contract sales in February 2009 amounted to approximately RMB1.7 billion, representing a y-o-y growth of around 43%. The contract sales in terms of GFA was approximately 364,000 sq. m., representing a y-o-y growth of around 83%.
- The total contract sales for the first two months of 2009 amounted to approximately RMB2.3 billion, representing a y-o-y growth of around 11%. The total contract sales in terms of GFA was approximately 485,000 sq. m., representing a y-o-y growth of around 28%.





Breakdown by Development Status for Attributable GFA of Property Development with Land Use Rights (as of 28 February 2009)

Development Status Details	GFA ('000 sq. m.)
GFA completed and pre-sold but not yet delivered (not site area)⁽¹⁾ - 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	860
GFA completed but unsold (not site area)⁽¹⁾ - The total GFA of properties completed but unsold	820
Saleable GFA under construction (not site area) - The total saleable GFA under construction, a portion of which already met pre-sale conditions - Some of these saleable GFA were actually pre-sold	13,920
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	6,390
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	21,810
Total	43,800

Remarks:

- For a more detailed disclosure of the status for completed properties, we subdivided into two categories starting from this issue.



Properties Under Development (as of 28 February 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.)	Actual/ *Estimated pre-sale commencement date	Estimated completion date
Shawan Country Garden	Guangzhou (Panyu)	277,562	100	156,265	151,236	25/7/2007	147,349	17/1/2008	4Q2009
Huanan Country Garden (Phase 1-5 & 7)	Guangzhou (Panyu)	1,010,229	100	65,072	30,107	27/5/2005	3,545	20/11/2008	2Q2010
Country Garden Phoenix City	Guangzhou (Zengcheng)	3,836,384	100	304,337	296,342	29/4/2007	97,467	30/4/2008	4Q2010
Huanan Country Garden (Phase 6)	Guangzhou (Panyu)	423,467	50	1,076	0	15/10/2004	0	—	1Q2009
Licheng Country Garden	Guangzhou (Panyu)	525,011	100	51,810	51,810	12/10/2007	50,760	19/6/2008	1Q2009
Nansha Country Garden	Guangzhou (Nansha)	509,394	100	259,169	255,404	29/1/2007	202,393	22/11/2007	4Q2009
Holiday Islands - Huadu	Guangzhou (Huadu)	576,960	100	381,199	373,438	11/5/2006	23,473	25/7/2008	2Q2012
Shunde Country Garden (incl. Country Garden West Court)	Foshan (Shunde)	2,425,923	100	301,265	163,866	10/9/2006	12,488	29/11/2006	4Q2010
Gaoming Country Garden	Foshan (Gaoming)	1,057,608	100	527,758	522,125	31/5/2006	32,051	10/7/2008	2Q2011
Nanhai Country Garden	Foshan (Nanhai)	571,446	100	136,394	129,974	8/3/2006	62,861	24/11/2008	4Q2010
Heshan Country Garden	Jiangmen (Heshan)	2,085,295	100	404,197	353,815	22/3/2007	98,237	13/9/2007	4Q2011
Wuyi Country Garden	Jiangmen (Pengjiang)	689,519	100	26,161	22,592	29/4/2007	10,406	25/12/2007	4Q2009
Xinhui Country Garden	Jiangmen (Xinhui)	581,478	100	188,743	187,810	18/10/2007	0	2Q2009*	4Q2010
Taishan Country Garden	Jiangmen (Taishan)	2,673,940	100	669,989	664,877	31/3/2006	13,643	9/2/2007	4Q2010
Yangdong Country Garden	Yangjiang (Yangdong)	391,129	100	16,425	16,241	31/5/2006	8,213	17/9/2008	4Q2009
Zhaoqing Lanling Residence	Zhaoqing (Gaoxin)	186,144	100	49,211	5,033	30/1/2007	0	1Q2010*	1Q2009
Zhaoqing Country Garden	Zhaoqing (Gaoyao)	370,454	51	59,272	58,611	19/9/2006	2,832	20/4/2007	4Q2009
Shaoguan Country Garden	Shaoguan (Zhenjiang)	2,685,890	100	708,060	699,338	17/1/2007	17,181	29/9/2007	4Q2012
Huiyang Country Garden	Huiyang (Huiyang)	914,554	90	797,171	787,776	22/8/2007	27,087	24/9/2008	4Q2011
Lechang Country Garden	Shaoguan (Lechang)	427,761	100	134,597	134,597	23/10/2007	5,698	21/10/2008	4Q2011
Shaoguan Country Garden – Sun Palace	Shaoguan (Xilian)	3,831,295	100	96,204	91,486	10/3/2008	0	4Q2009*	4Q2010
Enping Country Garden	Jiangmen (Enping)	366,652	100	153,603	152,030	13/12/2007	5,036	23/4/2008	4Q2010
Shanwei Country Garden	Shanwei (Shanwei)	488,700	100	66,757	66,757	1/9/2008	0	4Q2009*	4Q2010
Yangshan Country Garden	Qingyuan (Yangshan)	281,169	100	22,724	21,825	1/12/2008	0	1Q2010*	4Q2010

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Properties Under Development (as of 28 February 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.)	Actual/ *Estimated pre-sale commencement date	Estimated completion date
Changsha Country Garden	Changsha (Changsha)	1,294,101	100	128,438	128,197	28/12/2006	2,432	15/1/2009	3Q2010
Country Garden – Hill Lake Palace	Changsha (Ningxiang)	270,455	100	204,513	178,097	12/11/2007	45,867	14/10/2008	2Q2010
Taizhou Country Garden	Taizhou (Haining)	1,045,719	100	450,354	447,484	27/6/2007	127,927	28/12/2007	3Q2010
Manzhouli Country Garden	Hulunbeier (Manzhouli)	3,384,294	100	376,041	371,190	23/7/2007	3,485	20/9/2008	4Q2011
Xing'anmeng Country Garden	Xing'anmeng (Keyouqianqi)	1,015,063	100	501,264	424,895	20/9/2007	5,744	23/8/2008	4Q2012
Tongliao Country Garden	Tongliao (Keerqin)	1,620,350	100	564,952	562,048	3/11/2007	10,396	20/8/2008	4Q2013
Changshou Country Garden	Chongqing (Changshou)	462,775	100	386,530	366,945	5/11/2007	66,706	25/4/2008	2Q2010
Wuhan Country Garden	Wuhan (Hannan)	489,302	100	473,037	455,298	28/12/2007	82,208	4/6/2008	4Q2011
Xianning Country Garden	Xianning (Xianan)	694,290	100	299,167	278,559	15/1/2008	47,412	24/6/2008	2Q2011
Suizhou Country Garden	Suizhou (Chengnan)	1,415,616	100	289,682	286,467	21/5/2008	35,713	12/7/2007	2Q2011
Country Garden – Sun Palace	Shenyang (Daoyi)	797,752	100	600,124	593,857	21/7/2007	61,219	30/7/2008	2Q2012
Shenyang Country Garden	Shenyang (Huashan)	522,199	100	291,234	288,331	21/7/2007	114,825	3/6/2008	4Q2010
Country Garden – Phoenix City	Shenyang (Sujiatun)	1,340,892	100	1,294,400	1,189,102	24/9/2007	118,109	19/7/2008	2Q2013
Country Garden – Galaxy Palace	Shenyang (Yuhong)	1,848,805	100	581,808	577,483	19/3/2008	50,507	18/7/2008	4Q2013
Haicheng Country Garden	Liaoning (Haicheng)	610,230	100	447,955	444,586	25/10/2007	0	3Q2009*	4Q2011
Country Garden – Lakeside City	Chaohu (Zhongmiao)	934,041	100	442,720	372,516	13/12/2007	98,840	10/7/2008	4Q2010
Huangshan Country Garden	Huangshan (Huangshan)	411,228	100	206,180	199,229	6/1/2008	27,879	29/8/2008	4Q2011
Chizhou Country Garden	Chizhou (Chizhou)	436,893	100	207,710	194,697	27/1/2008	11,021	28/9/2008	2Q2010
Chaohu Country Garden	Chaohu (Nan'an)	596,967	100	118,609	115,127	23/4/2008	22,910	15/11/2008	3Q2010
Country Garden – Hill Lake City	Chaohu (Hexian)	2,172,079	100	322,904	318,852	9/5/2008	0	2Q2009*	4Q2010
Wuhu Country Garden	Wuhu (Sanshanqu)	2,593,655	100	556,773	554,641	6/6/2008	34,839	20/9/2008	2Q2012
Anqing Country Garden	Anqing (Anqing)	1,595,899	100	174,609	171,633	19/6/2008	44,921	30/10/2008	2Q2010
Suihua Country Garden	Suihua (Beilin)	271,600	100	271,600	271,007	25/9/2008	6,273	28/9/2008	4Q2011
Total attributable GFA					13,919,834				



Details of the 9 Hotels in Operation and 9 Hotel Projects under Construction (as of 28 February 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)
Wuyi Country Garden Phoenix Hotel	Wuyi Country Garden	Dec 2005	95	5-star rating standard (in operation)
Yangjiang Country Garden Phoenix Hotel	Yangdong Country Garden	May 2007	342	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 ⁽²⁾	Xinhui Country Garden	Early 2009*	374	5-star rating standard (under construction)
Gaoming Country Garden Phoenix Hotel	Gaoming Country Garden	Sep 2009*	337	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	2009*	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)
Suizhou Country Garden Phoenix Hotel	Suizhou Country Garden	Nov 2009*	378	5-star rating standard (under construction)
Wuhu Country Garden Phoenix Hotel	Wuhu Country Garden	2010*	602	5-star rating standard (under construction)

Notes:

- Hotels are only allowed to apply for star rating after one year of operation.
- Xinhui Country Garden Phoenix Hotel commenced trial operation on 28 December 2008 and is expected to open in early 2009.