



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 October 2010, the attributable gross floor area (GFA) (not site area, same as below) with land use right certificates is approximately 43.70 million sq. m. (excluding the GFA of which relevant land sales contracts were signed but the application for land use right certificates is in progress). Among which, the attributable GFA with construction permits is around 13.86 million sq. m. The Group has completed the master planning of projects with attributable GFA of approximately 4.34 million sq. m., and has submitted the application for the construction permits to related authorities.
- For the first ten months of 2010, the Group achieved a transaction amount of approximately RMB28.8 billion. Among which, contracted sales accounted for approximately RMB26.9 billion (contracted sales GFA of approximately 4.96 million sq. m.) and approximately RMB1.9 billion pending on final contract signing. The contracted sales and contracted sales GFA for the first ten months of 2010 posted a year-on-year growth of 65% and 39% respectively.
- The Group recorded satisfactory sales performance in October 2010, with contracted sales reaching approximately RMB5.1 billion, a record high of monthly sales since inception and representing a year-on-year growth of approximately 42%. Contracted sales GFA was approximately 0.94 million sq. m., posting a year-on-year increase of approximately 33%.



Breakdown by Development Status for Attributable GFA of Property Development with Land Use Rights (as of 31 October 2010)

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	1,310
GFA completed but unsold (not site area) - The total GFA of properties completed but unsold	1,940
GFA with construction permit obtained (not site area) - Among which, about 2.60 million sq. m. has already met pre-sale conditions and available for pre-sale	13,860
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	4,340
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	22,250
Total	43,700



Properties Under Development (as of 31 October 2010)

Project	City (District)	Aggregate GFA for the entire project (sq. m.)	Interest attributable to the Group (%)	GFA with construction permit obtained (1) (sq. m.)	Actual construction commencement date	Total saleable GFA proceed (sq. m.)	Estimated completion date
Huanan Country Garden (Phase 1-5 & 7)	Guangzhou (Panhu)	1,073,825	100	75,156	7/12/2009	60,245	4Q2011
Country Garden Phoenix City	Guangzhou (Zengcheng)	4,665,360	100	839,721	29/4/2007	336,704	2Q2012
Holiday Islands – Huadu	Guangzhou (Huadu)	444,432	100	92,346	11/5/2006	21,367	3Q2011
Shunde Country Garden (incl. Country Garden West Court)	Foshan (Shunde)	2,414,865	100	111,696	26/3/2008	15,863	3Q2012
Jun'an Country Garden	Foshan (Shunde)	254,509	90	864	6/1/2010	0	1Q2011
Gaoming Country Garden	Foshan (Gaoming)	1,007,840	100	291,266	31/5/2006	73,670	3Q2012
Nanhai Country Garden	Foshan (Nanhai)	569,462	100	64,826	31/5/2006	64,826	4Q2010
Heshan Country Garden	Jiangmen (Heshan)	2,055,865	100	832,661	22/5/2009	381,012	4Q2012
Wuyi Country Garden	Jiangmen (Pengjiang)	943,815	100	169,168	16/4/2010	66,142	2Q2012
Xinhui Country Garden	Jiangmen (Xinhui)	588,781	100	277,532	16/4/2008	203,224	4Q2011
Taishan Country Garden	Jiangmen (Taishan)	2,630,963	100	449,448	31/3/2006	106,839	4Q2012
Yangdong Country Garden	Yangjiang (Yangdong)	390,847	100	4,942	31/5/2006	1,887	4Q2010
Zhaoqing Country Garden	Zhaoqing (Gaoyao)	392,722	51	3,183	8/10/2006	0	1Q2011
Shaoguan Country Garden	Shaoguan (Zhenjiang)	1,957,233	100	318,119	17/1/2007	41,666	2Q2012
Huiyang Country Garden	Huizhou (Huiyang)	1,259,358	90	391,328	22/8/2007	114,741	2Q2012
Lechang Country Garden	Shaoguan (Lechang)	496,639	100	107,780	11/4/2008	21,931	4Q2011
Shaoguan Country Garden – Sun Palace	Shaoguan (Xilian)	3,531,729	100	221,719	28/12/2009	103,905	4Q2011
Enping Country Garden	Jiangmen (Enping)	319,291	100	29,014	13/12/2007	0	2Q2011
Shanwei Country Garden	Shanwei (Shanwei)	440,861	100	183,548	11/11/2009	157,736	3Q2011
Yangshan Country Garden	Qingyuan (Yangshan)	773,158	100	46,970	1/4/2010	17,843	3Q2011
Maoming Country Garden	Maoming (Maonan)	311,257	100	218,795	31/12/2009	47,725	4Q2012
Zhaoqing Country Garden – Hill Lake Palace	Zhaoqing (Gaoyao)	213,706	51	128,068	1/6/2009	50,356	2Q2012
Country Garden – Park Prime	Jiangmen (Heshan)	216,835	100	119,256	15/12/2009	14,264	2Q2012
Country Garden – Grand Garden	Guangzhou (Zengcheng)	400,266	100	226,753	31/12/2009	138,604	4Q2011
Holiday Islands – Qingyuan	Qingyuan (Qingcheng)	436,036	100	434,296	11/11/2009	238,163	4Q2011
Country Garden – Sunshine Coast	Jiangmen (Kaiping)	48,816	100	48,446	4/11/2009	40,816	2Q2011
Country Garden Wonderland	Foshan (Nanhai)	144,012	100	143,410	22/12/2009	0	4Q2011
Huaiji Country Garden	Zhaoqing (Huajiji)	126,915	100	125,567	10/1/2010	62,599	3Q2011
Jianghai Country Garden	Jiangmen (Jianghai)	456,659	100	52,842	31/3/2010	29,177	2Q2011
Country Garden City Garden	Foshan (Chancheng)	586,291	90	239,420	30/7/2010	0	4Q2012
Deqing Country Garden	Zhaoqing (Deqing)	192,971	100	98,014	17/5/2010	37,464	2Q2011
Yunfu Country Garden	Yunfu (Jinshan)	125,371	100	59,550	7/5/2010	0	3Q2011

Note:

1. Excluding common facilities area

(Continued next page) 3

碧桂園

给您一个五星级的家



Properties Under Development (as of 31 October 2010)

Project	City (District)	Aggregate GFA for the entire project (sq. m.)	Interest attributable to the Group (%)	GFA with construction permit obtained (1) (sq. m.)	Actual construction commencement date	Total saleable GFA presold (sq. m.)	Estimated completion date
Country Garden Grand Palace	Foshan (Shunde)	370,172	100	365,857	3/2/2010	36,348	4Q2012
Country Garden – Springs City	Qingyuan (Fogang)	480,044	100	69,035	2/4/2010	0	3Q2011
Beiliu Country Garden	Yulin (Beiliu)	273,270	100	110,600	2/2/2010	45,030	4Q2011
Dalang Country Garden	Dongguan (Daiang)	356,627	100	347,113	27/4/2010	0	3Q2012
Country Garden Grand Palace	Guangzhou (Nansha)	161,179	100	149,824	22/4/2010	14,907	1Q2012
Xinhui Country Garden – Phase IV	Jiangmen (Xinhui)	409,138	100	62,337	24/3/2010	0	4Q2011
Country Garden Grand Lake	Zhongshan (Wuguishan)	79,886	100	74,477	29/9/2010	0	4Q2011
Changsha Country Garden	Changsha (Changsha)	942,869	100	174,527	22/10/2009	0	2Q2012
Country Garden – Hill Lake Palace	Changsha (Ningxiang)	640,702	100	13,134	12/12/2007	0	4Q2010
Taizhou Country Garden	Taizhou (Haining)	769,520	100	257,666	27/6/2007	59,595	4Q2011
Manzhouli Country Garden	Hulunbeier (Manzhouli)	1,589,271	100	286,253	23/7/2007	0	4Q2011
Xing'anmeng Country Garden	Xing'anmeng (Keyouqianqi)	941,644	100	196,864	20/9/2007	19,457	2Q2012
Tongliao Country Garden	Tongliao (Keerqin)	1,664,109	100	298,996	3/11/2007	0	4Q2012
Wuhan Country Garden	Wuhan (Hannan)	781,288	100	400,652	30/1/2008	33,874	4Q2013
Xianning Country Garden	Xianning (Xianan)	444,605	100	66,087	23/5/2008	9,101	3Q2011
Suizhou Country Garden	Suizhou (Chengnan)	1,422,115	100	182,516	21/5/2008	37,152	3Q2011
Jingmen Country Garden	Jingmen (Duodao)	250,460	100	128,357	15/1/2009	97,410	2Q2011
Country Garden – Sun Palace	Shenyang (Daoyi)	1,060,153	100	278,032	6/11/2007	915	4Q2012
Shenyang Country Garden	Shenyang (Huashan)	1,457,428	100	159,577	21/7/2007	3,698	4Q2012
Country Garden – Phoenix City	Shenyang (Suijiatun)	1,168,560	100	885,838	24/9/2007	21,169	2Q2013
Country Garden – Galaxy Palace	Shenyang (Yuhong)	1,703,469	100	343,353	19/3/2008	46,699	2Q2012
Haicheng Country Garden	Anshan (Haicheng)	602,308	100	351,490	25/10/2007	2,330	4Q2012
Country Garden Lakeside City	Chaohu (Zhongmiao)	765,287	100	379,871	29/1/2008	162,726	3Q2011
Huangshan Country Garden	Huangshan (Huangshan)	334,556	100	46,206	2/2/2010	0	2Q2011
Chizhou Country Garden	Chizhou (Chizhou)	345,091	100	131,304	27/11/2008	40,825	2Q2011
Chaohu Country Garden	Chaohu (Nan'an)	699,716	100	158,024	23/4/2008	95,553	3Q2011
Country Garden – Hill Lake City	Chaohu (Hexian)	1,000,756	100	522,479	9/5/2008	239,697	4Q2011
Wuhu Country Garden	Wuhu (Sanshanqu)	2,561,012	100	530,458	25/6/2008	189,734	2Q2012
Anqing Country Garden	Anqing (Anqing)	1,735,786	100	84,369	19/6/2008	44,315	2Q2011
Yiyang Country Garden	Yiyang (Yiyang)	549,035	100	63,527	5/2/2010	22,667	2Q2011
Liuyang Country Garden	Changsha (Liuyang)	372,424	100	24,768	10/4/2010	6,313	2Q2011
Country Garden – Hot Spring City	Xianning (Xianan)	531,278	100	191,959	7/2/2010	97,931	3Q2011
Tianjin Country Garden	Tianjin (Baítai)	795,854	100	219,326	12/6/2010	83,844	2Q2012
Suihua Country Garden	Suihua (Beilin)	254,382	100	30,535	25/9/2008	170	4Q2011
Total attributable GFA				13,863,641			

Note:

1. Excluding common facilities area



Details of the 14 Hotels in Operation (as of 31 October 2010)

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	Nov 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)
Country Garden Phoenix Hot Spring Hotel	Country Garden – Hot Spring City	Nov 2009	335	5-star rating standard (in operation)
Chongqing Country Garden Phoenix Hotel	Changshou Country Garden	Sep 2010	336	5-star rating standard (in operation)
Jingmen Country Garden Phoenix Hotel	Jingmen Country Garden	Oct 2010	138	5-star rating standard (in operation)

Note:

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



Details of the 18 Hotel Projects under Construction (as of 31 October 2010)

Hotel Name	Location	Actual/ *Estimated Opening Date	No. of Rooms	Star-rating ⁽¹⁾
Anqing Country Garden Phoenix Hotel ⁽²⁾	Anqing Country Garden	2010*	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 Maritim Hotel ⁽⁴⁾	Wuhu Country Garden	2010*	602	5-star rating standard (under construction)
Wuhan Country Garden Phoenix Hotel ⁽⁵⁾	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	2011*	336	5-star rating standard (under construction)
Huangshan Country Garden Phoenix Hotel	Huangshan Country Garden	2010*	376	5-star rating standard (under construction)
Chizhou City Country Garden Phoenix Hotel	Chizhou Country Garden	2010*	338	5-star rating standard (under construction)
Shaoguan Country Garden Phoenix Hotel	Shaoguan Country Garden	2010*	335	5-star rating standard (under construction)
Ningxiang Country Garden Phoenix Hotel	Country Garden – Hill Lake Palace	2011*	137	5-star rating standard (under construction)
Yunfu Phoenix Hotel	Yunfu Country Garden	2011*	133	5-star rating standard (under construction)
Lechang Country Garden Phoenix Hotel	Lechang Country Garden	2011*	129	5-star rating standard (under construction)
Shenyang Yuhong Country Garden Phoenix Hotel	Country Garden – Galaxy Palace	2011*	631	5-star rating standard (under construction)
Shenyang Huashan Country Garden Phoenix Hotel	Shenyang Country Garden	2010*	50	5-star rating standard (under construction)
Tianjing Phoenix Hotel	Independent Hotel	2012*	1,229	5-star rating standard (under construction)
Zhangjiajie Phoenix International Resort Hotel	Independent Hotel	2012*	1,121	5-star rating standard (under construction)
Tongliao Country Garden Phoenix Hotel	Tongliao Country Garden	2011*	134	5-star rating standard (under construction)
Fogang Hot Spring Hotel	Country Garden – Springs City	2011*	11	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.
- Suizhou Country Garden Phoenix Hotel commenced partial trial operation on 20 May 2009.
- Wuhu Country Garden Phoenix Hotel commenced partial trial operation on 6 February 2010.
- Wuhan Country Garden Phoenix Hotel commenced partial trial operation on 30 October 2010.