



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 31 January 2010, the attributable gross floor area (not site area, same as below) with land use right certificates is approximately 41.53 million sq. m. (excluding the GFA of which relevant 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 13.29 million sq. m. The Group has completed the master planning of projects with attributable GFA of approximately 5.88 million sq. m., and has submitted the application for the construction permits to related authorities.
- The Group recorded a transaction amount of approximately RMB2.8 billion for January 2010. Among which, the contracted sales accounted for about RMB2.2 billion (contracted sales GFA of approximately 370,000 sq. m.) and approximately RMB0.6 billion is pending for final contract signing. Contracted sales and contracted sales GFA for January 2010 posted a year-on-year growth of about 253% and 211% respectively, setting a new record for Country Garden’s January sales.
- The Group recorded strong sales performance in the Guangdong region in the first month of the new year. The contracted sales of Country Garden Phoenix City (Guangzhou) and Holiday Islands - Qingyuan reached about RMB410 million and RMB330 million respectively. Shaoguan Country Garden and Shaoguan Country Garden – Sun Palace in northern Guangdong achieved total contracted sales of about RMB260 million. The contracted sales of Gaoming Country Garden and Taishan Country Garden amounted to about RMB100 million each. In addition, Heshan Country Garden, Shanwei Country Garden and Shunde Country Garden were well-received by the market, with contracted sales of each project close to RMB100 million.
- The project construction is well underway for the high quality land parcels acquired in 2009. These projects, mainly located in Guangdong Province, are expected to be launched for pre-sale over the next few months this year.





Breakdown by Development Status for Attributable GFA of Property Development with Land Use Rights (as of 31 January 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	390
GFA completed but unsold (not site area) - The total GFA of properties completed but unsold	1,330
GFA with construction permit obtained (not site area) - Among which, about 3.13 million sq.m. has already met pre-sale conditions and available for pre-sale	13,290
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	5,580
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	20,940
Total	41,530



Properties Under Development (as of 31 January 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
Huanan Country Garden (Phase 1-5 & 7)	Guangzhou (Panyu)	1,074,587	100	76,348	27/5/2005	17,626	4Q2011
Country Garden Phoenix City	Guangzhou (Zengcheng)	4,747,060	100	609,621	29/4/2007	288,451	4Q2011
Huanan Country Garden (Phase 6)	Guangzhou (Panyu)	423,467	50	0	15/10/2004	0	4Q2010
Licheng Country Garden	Guangzhou (Zengcheng)	568,283	100	47,765	23/9/2009	25,283	4Q2010
Nansha Country Garden	Guangzhou (Nansha)	508,396	100	139,206	29/1/2007	137,572	3Q2010
Holiday Islands – Huadu	Guangzhou (Huadu)	567,833	100	299,032	11/5/2006	24,980	2Q2011
Shunde Country Garden (incl. Country Garden West Court)	Foshan (Shunde)	2,427,341	100	151,388	28/11/2006	18,268	3Q2011
Junan Country Garden	Foshan (Shunde)	254,509	90	864	6/1/2010	0	4Q2010
Gaoming Country Garden	Foshan (Gaoming)	1,007,843	100	476,932	31/5/2006	118,407	4Q2011
Nanhai Country Garden	Foshan (Nanhai)	569,476	100	64,837	8/3/2006	48,311	4Q2010
Heshan Country Garden	Jiangmen (Heshan)	2,055,881	100	438,056	4/6/2008	195,760	2Q2011
Xinhui Country Garden	Jiangmen (Xinhui)	590,667	100	195,765	18/10/2007	158,968	4Q2010
Taishan Country Garden	Jiangmen (Taishan)	2,697,752	100	615,567	31/3/2006	57,195	3Q2012
Yangdong Country Garden	Yangjiang (Yangdong)	391,500	100	2,885	31/5/2006	0	3Q2010
Zhaoqing Country Garden	Zhaoqing (Gaoyao)	369,071	51	17,941	8/10/2006	2,005	2Q2010
Shaoguan Country Garden	Shaoguan (Zhenjiang)	1,794,365	100	802,512	28/2/2007	236,963	4Q2012
Huiyang Garden	Huizhou (Huiyang)	1,413,116	90	693,394	22/8/2007	41,712	4Q2011
Lechang Country Garden	Shaoguan (Lechang)	496,899	100	115,539	23/10/2007	13,980	4Q2011
Shaoguan Country Garden – Sun Palace	Shaoguan (Xilian)	3,529,916	100	201,048	10/3/2008	94,238	4Q2011
Enping Country Garden	Jiangmen (Enping)	311,605	100	117,754	13/12/2007	19,756	4Q2011
Shanwei Country Garden	Shanwei (Shanwei)	434,441	100	166,230	12/9/2008	156,731	2Q2011
Yangshan Country Garden	Qingyuan (Yangshan)	431,967	100	57,524	1/12/2008	31,412	4Q2010
Maoming Country Garden	Maoming (Maonan)	302,231	100	133,750	4/3/2009	57,998	4Q2010
Country Garden - Lychee Park	Guangzhou (Zengcheng)	86,069	100	85,309	6/7/2009	61,345	4Q2010
Zhaoqing Country Garden - Hill Lake Palace	Zhaoqing (Gaoyao)	137,408	51	77,985	1/6/2009	41,371	4Q2010
Sihui Country Garden	Sihui (Dongchengqu)	47,082	100	45,473	27/5/2009	39,420	3Q2010
Country Garden - Park Prime	Jiangmen (Heshan)	110,120	100	56,417	9/7/2009	20,746	4Q2010
Country Garden – Grand Garden	Guangzhou (Zengcheng)	135,342	100	114,597	29/9/2009	0	1Q2011
Holiday Islands - Qingyuan	Qingyuan (Qingcheng)	441,466	100	273,962	11/11/2009	67,285	1Q2011
Country Garden - Sunshine Coast	Jiangmen (Kaiping)	49,439	100	29,345	4/11/2009	0	1Q2011
Country Garden Wonderland	Foshan (Nanhai)	168,437	100	82,493	22/12/2009	0	2Q2011

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Note:
1. Excluding common facilities area



Properties Under Development (as of 31 January 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
Changsha Country Garden	Changsha (Changsha)	922,029	100	123,884	22/10/2009	430	2Q2011
Country Garden – Hill Lake Palace	Changsha (Ningxiang)	704,724	100	86,703	12/12/2007	12,209	4Q2011
Taizhou Country Garden	Taizhou (Haining)	758,964	100	283,493	27/6/2007	44,309	4Q2010
Manzhouli Country Garden	Hulunbeier (Manzhouli)	1,589,264	100	286,242	23/7/2007	0	4Q2011
Xing'anmeng Country Garden	Xing'anmeng (Keyouqianqi)	941,645	100	226,694	20/9/2007	235	2Q2012
Tongliao Country Garden	Tongliao (Keerqin)	1,635,177	100	497,465	3/11/2007	10,073	4Q2013
Changshou Country Garden	Chongqing (Changshou)	463,120	100	227,518	5/11/2007	70,300	4Q2011
Wuhan Country Garden	Wuhan (Hannan)	744,766	100	325,680	30/1/2008	13,829	4Q2013
Xianning Country Garden	Xianning (Xianan)	432,276	100	101,268	23/5/2008	5,771	3Q2011
Suizhou Country Garden	Suizhou (Chengnan)	1,420,450	100	161,965	21/5/2008	9,035	2Q2011
Jingmen Country Garden	Jingmen (Duodao)	251,557	100	109,875	15/1/2009	90,381	4Q2010
Country Garden – Sun Palace	Shenyang (Daoyi)	1,079,655	100	565,853	21/7/2007	75,774	4Q2012
Shenyang Country Garden	Shenyang (Huashan)	1,436,904	100	133,683	21/7/2007	32,195	2Q2011
Country Garden – Phoenix City	Shenyang (Sujiatun)	1,239,824	100	1,021,017	24/9/2007	24,854	2Q2013
Country Garden – Galaxy Palace	Shenyang (Yuhong)	1,849,249	100	532,145	19/3/2008	116,944	4Q2013
Haicheng Country Garden	Liaoning (Haicheng)	602,523	100	359,594	25/10/2007	5,906	4Q2012
Country Garden – Lakeside City	Chaohu (Zhongmiao)	780,500	100	370,656	29/1/2008	152,197	4Q2011
Huangshan Country Garden	Huangshan (Huangshan)	334,324	100	115,143	24/7/2008	47,246	2Q2011
Chizhou Country Garden	Chizhou (Chizhou)	417,606	100	165,377	27/1/2008	29,561	2Q2011
Chaohu Country Garden	Chaohu (Nan'an)	366,600	100	113,813	23/4/2008	32,590	2Q2011
Country Garden – Hill Lake City	Chaohu (Hexian)	1,150,965	100	585,865	9/5/2008	191,391	4Q2011
Wuhu Country Garden	Wuhu (Sanshanqu)	2,539,137	100	418,476	25/6/2008	130,798	4Q2011
Anqing Country Garden	Anqing (Anqing)	1,893,748	100	213,091	19/6/2008	119,029	4Q2010
Suihua Country Garden	Suihua (Beilin)	269,133	100	39,519	25/9/2008	4,026	3Q2010
Yiyang Country Garden	Yiyang (Yiyang)	263,456	100	61,371	2/4/2009	36,402	4Q2010
Liuyang Country Garden	Changsha (Liuyang)	372,425	100	91,301	9/12/2008	37,689	2Q2011
Total attributable GFA				13,290,770			

Note:
 1. Excluding common facilities area



Details of the 12 Hotels in Operation and 8 Hotel Projects under Construction (as of 31 January 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	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)
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	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 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)
Chizhou City Country Garden Phoenix Hotel	Chizhou Country Garden	2011*	338	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.