



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 April 2011, the attributable gross floor area (GFA) (not site area, same as below) with land use right certificates is approximately 48.60 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 13.52 million sq. m. The Group has completed the master planning of projects with attributable GFA of approximately 5.34 million sq. m., and has submitted the application for the construction permits to related authorities.
- For the first four months in 2011, the Group achieved contracted sales of approximately RMB11.9 billion and contracted GFA of approximately 1.87 million sq. m., representing a year-on-year growth of approximately 26% and 11% respectively. Moreover, as at 30 April 2011, the Group has approximately RMB2.6 billion transaction amount pending on final contract signing.
- The Group achieved a transaction amount of approximately RMB3.4 billion during the three-day Labour Day Holidays (30 April to 2 May 2011), representing a year-on-year growth of approximately 207% compared to the same period last year (1 May to 3 May 2010). Among which, Country Garden – Springs City in Qingyuan and Fengkai Country Garden in Zhaoqing (both in Guangdong) commenced debut sales on 1 May, and achieved a transaction amount of approximately RMB480 million and RMB150 million respectively in the first two days of May. In addition, the launch of about 1,000 units in Country Garden Phoenix City (Guangzhou) on 30 April was popularly sought after by customers and around 90% were sold in three days, achieving a transaction amount of approximately RMB1.2 billion.



Breakdown by Development Status for Attributable GFA of Property Development with Land Use Rights (as of 30 April 2011)

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	1,030
GFA completed but unsold (not site area) - The total GFA of properties completed but unsold	2,040
GFA with construction permit obtained (not site area) - Among which, about 3.68 million sq. m. has already met pre-sale conditions and available for pre-sale	13,520
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	5,340
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	26,670
Total	48,600



Properties Under Development (as of 30 April 2011)

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 (Paiyu)	1,073,825	100	75,156	7/12/2009	69,443	4Q2011
Country Garden Phoenix City	Guangzhou (Zengcheng)	4,632,517	100	969,694	29/4/2007	372,330	2Q2012
Holiday Islands – Huadu	Guangzhou (Huadu)	444,503	100	77,226	11/5/2006	30,967	4Q2011
Shunde Country Garden (incl. Country Garden West Court)	Foshan (Shunde)	2,415,041	100	110,608	26/3/2008	23,075	3Q2012
Jun'an Country Garden	Foshan (Shunde)	254,509	90	864	6/1/2010	0	3Q2011
Gaoming Country Garden	Foshan (Gaoming)	986,189	100	212,761	31/5/2006	98,930	3Q2012
Heshan Country Garden	Jiangmen (Heshan)	2,002,068	100	466,793	15/1/2010	147,301	4Q2012
Wuyi Country Garden	Jiangmen (Pengjiang)	952,135	100	225,712	16/4/2010	101,269	3Q2012
Xinhui Country Garden	Jiangmen (Xinhui)	585,899	100	191,457	16/4/2008	184,278	1Q2012
Taishan Country Garden	Jiangmen (Taishan)	2,629,914	100	369,830	24/5/2006	119,811	3Q2013
Shaoguan Country Garden	Shaoguan (Zhenjiang)	1,961,264	100	321,689	17/1/2007	63,684	2Q2012
Huiyang Country Garden	Huizhou (Huiyang)	1,233,875	90	287,865	30/6/2009	57,595	4Q2012
Lechang Country Garden	Shaoguan (Lechang)	591,038	100	178,097	11/4/2008	42,062	3Q2012
Shaoguan Country Garden – Sun Palace	Shaoguan (Xilian)	3,531,729	100	75,548	28/12/2009	31,378	1Q2012
Enping Country Garden	Jiangmen (Enping)	319,323	100	2,050	13/12/2007	0	4Q2011
Shanwei Country Garden	Shanwei (Shanwei)	452,018	100	170,209	11/3/2010	104,822	3Q2012
Yangshan Country Garden	Qingyuan (Yangshan)	1,149,643	100	49,008	27/9/2010	13,125	1Q2012
Maoming Country Garden	Maoming (Maonan)	375,271	100	160,699	8/4/2010	49,799	4Q2012
Zhaoqing Country Garden – Hill Lake Palace	Zhaoqing (Gaoyao)	241,129	51	91,964	1/6/2009	39,404	2Q2012
Country Garden – Park Prime	Jiangmen (Heshan)	217,177	100	101,952	22/4/2010	0	2Q2012
Country Garden – Grand Garden	Guangzhou (Zengcheng)	402,997	100	235,409	10/2/2010	137,562	4Q2011
Holiday Islands – Qingyuan	Qingyuan (Qingcheng)	436,058	100	161,617	18/5/2010	42,061	2Q2012
Country Garden Wonderland	Foshan (Nanhai)	144,110	100	143,021	22/12/2009	59,896	4Q2011
Huaiji Country Garden	Zhaoqing (Huajiji)	126,608	100	58,515	5/2/2010	45,902	3Q2011
Jianghai Country Garden	Jiangmen (Jianghai)	456,289	100	128,248	30/4/2010	57,333	2Q2012
Country Garden City Garden	Foshan (Chancheng)	589,131	90	321,769	30/7/2010	46,642	2Q2013
Deqing Country Garden	Zhaoqing (Deqing)	196,737	100	144,858	17/5/2010	67,223	3Q2011
Yunfu Country Garden	Yunfu (Jinshan)	170,369	100	160,902	7/5/2010	53,533	1Q2013
Country Garden Grand Palace	Foshan (Shunde)	369,295	100	365,348	3/2/2010	135,633	4Q2012
Country Garden – Springs City	Qingyuan (Fogang)	528,992	100	102,064	2/4/2010	0	2Q2012
Country Garden – Hill Lake Grand Palace	Jiangmen (Heshan)	760,042	80	52,730	18/2/2011	0	2Q2012

Note:

1. Excluding common facilities area

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Properties Under Development (as of 30 April 2011)

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
Beiliu Country Garden	Yulin (Beiliu)	335,023	100	110,684	2/2/2010	70,425	4Q2011
Dalang Country Garden	Dongguan (Dalang)	383,020	100	375,735	27/4/2010	110,031	3Q2012
Country Garden Grand Palace	Guangzhou (Nansha)	165,362	100	154,251	22/4/2010	71,012	3Q2012
Xinhui Country Garden - Phase IV	Jiangmen (Xinhui)	406,694	100	402,357	24/3/2010	25,476	4Q2013
Country Garden Grand Lake	Zhongshan (Wuguishan)	79,886	100	74,477	29/9/2010	0	2Q2012
Fengkai Country Garden	Zhaoqing (Fengkai)	217,740	100	70,547	14/10/2010	0	2Q2012
Changsha Country Garden	Changsha (Changsha)	943,028	100	174,344	25/11/2009	26,714	2Q2012
Country Garden - Hill Lake Palace	Changsha (Ningxiang)	641,404	100	13,134	16/10/2008	0	4Q2011
Taizhou Country Garden	Taizhou (Haining)	741,788	100	165,444	27/6/2007	17,508	2Q2012
Manzhouli Country Garden	Hulunbeier (Manzhouli)	1,589,271	100	286,253	23/7/2007	0	3Q2012
Xing'anmeng Country Garden	Xing'anmeng (Keyouqianqi)	941,302	100	196,865	20/9/2007	40,521	4Q2012
Tongliao Country Garden	Tongliao (Keerqin)	1,664,109	100	310,188	3/11/2007	0	4Q2012
Wuhan Country Garden	Wuhan (Hannan)	782,899	100	367,877	30/1/2008	36,252	4Q2013
Xianning Country Garden	Xianning (Xian'an)	440,022	100	45,528	25/9/2009	17,850	4Q2011
Suizhou Country Garden	Suizhou (Chengnan)	1,422,115	100	118,308	21/5/2008	47,989	3Q2011
Jingmen Country Garden	Jingmen (Duodao)	250,407	100	89,815	8/2/2010	88,661	2Q2011
Country Garden - Sun Palace	Shenyang (Daoyi)	1,060,263	100	79,030	6/11/2007	915	4Q2012
Shenyang Country Garden	Shenyang (Huashan)	1,457,428	100	163,754	21/7/2007	3,362	4Q2012
Country Garden - Phoenix City	Shenyang (Sujiatun)	1,171,673	100	868,776	24/9/2007	23,581	2Q2013
Country Garden - Galaxy Palace	Shenyang (Yuhong)	2,003,330	100	393,697	19/3/2008	108,029	4Q2012
Haicheng Country Garden	Anshan (Haicheng)	602,308	100	25,490	1/4/2010	5,254	3Q2011
Country Garden Lakeside City	Chaohu (Zhongmiao)	764,315	100	260,837	29/1/2008	79,809	2Q2012
Huangshan Country Garden	Huangshan (Huangshan)	333,319	100	46,206	2/2/2010	8,266	4Q2011
Chizhou Country Garden	Chizhou (Chizhou)	394,121	100	222,361	27/11/2008	106,084	3Q2012
Chaohu Country Garden	Chaohu (Nan'an)	700,318	100	152,872	16/5/2008	90,915	4Q2012
Country Garden - Hill Lake City	Chaohu (Hexian)	902,428	100	221,105	26/9/2009	62,638	4Q2011
Wuhu Country Garden	Wuhu (Sanshanqu)	2,569,261	100	323,913	17/6/2008	89,573	2Q2012
Anqing Country Garden	Anqing (Anqing)	1,728,884	100	278,584	19/6/2008	59,896	4Q2012
Yiyang Country Garden	Yiyang (Yiyang)	549,220	100	32,307	28/1/2011	2,592	4Q2011
Liuyang Country Garden	Changsha (Liuyang)	372,574	100	35,059	10/11/2010	2,543	4Q2011
Country Garden - Hot Spring City	Xianning (Xian'an)	531,694	100	162,552	29/4/2010	80,189	2Q2012
Tianjin Country Garden	Tianjin (Baifai)	969,282	100	376,965	12/6/2010	158,164	3Q2013
Suihua Country Garden	Suihua (Beilin)	268,290	100	29,944	25/9/2008	6,402	2Q2012
Country Garden - Phoenix City	Zhenjiang (Jurong)	633,822	100	553,144	11/1/2011	0	2Q2012
Chuzhou Country Garden (Provisional Name)	Chuzhou (Nanjiao)	1,439,426	100	438,780	12/10/2010	0	4Q2012
Total attributable GFA				13,518,188			

Note:

1. Excluding common facilities area



Details of the 18 Hotels in Operation (as of 30 April 2011)

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)
Wuhu Country Garden Maritim Hotel	Wuhu Country Garden	Dec 2010	602	5-star rating standard (in operation)
Wuhan Country Garden Phoenix Hotel	Wuhan Country Garden	Jan 2011	334	5-star rating standard (in operation)
Binhu City Phoenix Hotel	Country Garden Lakeside City	Jan 2011	337	5-star rating standard (in operation)
Huangshan Country Garden Phoenix Hotel	Huangshan Country Garden	Mar 2011	376	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 30 April 2011)

Hotel Name	Location	Actual/ *Estimated Opening Date	No. of Rooms	Star-rating ⁽¹⁾
Suizhou Country Garden Phoenix Hotel ⁽²⁾	Suizhou Country Garden	2011*	378	5-star rating standard (in trial operation)
Anqing Country Garden Phoenix Hotel ⁽³⁾	Anqing Country Garden	2011*	334	5-star rating standard (in trial operation)
Shaoguan Country Garden Phoenix Hotel ⁽⁴⁾	Shaoguan Country Garden	2011*	335	5-star rating standard (in trial operation)
Chizhou City Country Garden Phoenix Hotel ⁽⁵⁾	Chizhou Country Garden	2011*	338	5-star rating standard (in trial operation)
Chaohu Phoenix Hotel	Chaohu Country Garden	2011*	336	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	2011*	50	5-star rating standard (under construction)
Tianjin 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	2012*	134	5-star rating standard (under construction)
Fogang Hot Spring Hotel	Country Garden – Springs City	2011*	11	5-star rating standard (under construction)
Huiyang Phoenix Hotel	Huiyang Country Garden	2012*	133	5-star rating standard (under construction)
Tianjin Balizhou Country Garden Hotel	Tianjin Country Garden	2011*	134	5-star rating standard (under construction)
Taizhou Country Garden Phoenix Hotel	Taizhou Country Garden	2011*	330	5-star rating standard (under construction)
Chuzhou Country Garden Phoenix Hotel	Chuzhou Country Garden (Provisional Name)	2011*	336	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.
- Anqing Country Garden Phoenix Hotel commenced partial trial operation on 29 October 2010.
- Shaoguan Country Garden Phoenix Hotel commenced partial trial operation on 18 January 2011.
- Chizhou City Country Garden Phoenix Hotel commenced partial trial operation on 28 January 2011.