



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 May 2011, the attributable gross floor area (GFA) (not site area, same as below) with land use right certificates is approximately 52.77 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 13.71 million sq. m. The Group has completed the master planning of projects with attributable GFA of approximately 5.57 million sq. m., and has submitted the application for the construction permits to related authorities.
- For the first five months in 2011, the Group achieved contracted sales of approximately RMB17.8 billion and contracted GFA of approximately 2.81 million sq. m., representing a year-on-year growth of approximately 52% and 31% respectively. Moreover, as at 31 May 2011, the Group has approximately RMB3.3 billion transaction amount pending on final contact signing.
- In May 2011, the Group achieved contracted sales of approximately RMB5.9 billion, a new record high of its contacted sales on single-month basis, and posting a year-on-year growth of approximately 164%. Contracted GFA was approximately 0.94 million sq. m., representing a year-on-year growth of approximately 104%. The Group launched three new projects in May, namely Country Garden – Springs City in Qingyuan City, Fengkai Country Garden in Zhaoqing City (both in Guangdong Province) and Country Garden – Phoenix City (Jurong) in Zhenjiang City, Jiangsu Province. The three projects recorded an aggregate transaction amount of over RMB2.3 billion during the month.
- The Group’s satisfactory sales performance proves that our strategy of offering value-for-money products has won extensive market recognition. It also demonstrates the Group’s strong dedication, in accordance with the national policy, to develop quality housing that are affordable by the public.



Breakdown by Development Status for Attributable GFA of Property Development with Land Use Rights (as of 31 May 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	790
GFA completed but unsold (not site area) - The total GFA of properties completed but unsold	2,000
GFA with construction permit obtained (not site area) - Among which, about 3.2 million sq. m. has already met pre-sale conditions and available for pre-sale	13,710
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	5,570
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	30,700
Total	52,770



Project Summary (as of 31 May 2011)

Project	City (District)	Interest attributable to the Group (%)	Attributable GFA with land use right certificates ⁽¹⁾	Project	City (District)	Interest attributable to the Group (%)	Attributable GFA with land use right certificates ⁽¹⁾
Country Garden East Court	Guangzhou (Panyu)	100%	32,281	Country Garden – Hill Lake Palace	Changsha (Ningxiang)	100%	493,081
Shawan Country Garden	Guangzhou (Panyu)	100%	0	Country Garden Lakeside City	Chaohu (Zhongmiao)	100%	620,764
Huanan Country Garden (Phases 1-5 & 7)	Guangzhou (Panyu)	100%	75,509	Shanwei Country Garden	Shanwei (Shanwei)	100%	285,536
Huanan Country Garden – Phase 6	Guangzhou (Panyu)	50%	7,030	Wuhan Country Garden	Wuhan (Hanan)	100%	576,978
Licheng Country Garden	Guangzhou (Zengcheng)	100%	8,592	Shaoguan Country Garden – Sun Palace	Shaoguan (Xilian)	100%	3,327,690
Country Garden Phoenix City	Guangzhou (Zengcheng)	100%	1,445,433	Haicheng Country Garden	Anshan (Haicheng)	100%	578,577
Nansha Country Garden	Guangzhou (Nansha)	100%	1,571	Xing'anmeng Country Garden	Xing'anmeng (Keyouqianqi)	100%	859,296
Holiday Islands – Huadu	Guangzhou (Huadu)	100%	180,031	Chizhou Country Garden	Chizhou (Chizhou)	100%	304,250
Shunde Country Garden (incl. Country Garden West Court)	Foshan (Shunde)	100%	181,177	Country Garden – Hill Lake City	Chaohu (Hexian)	100%	787,845
Jun'an Country Garden	Foshan (Shunde)	90%	27,824	Sihui Country Garden	Zhaoqing (Sihui)	100%	2,567
Peninsula Country Garden	Foshan (Shunde)	100%	1,302	Xianning Country Garden	Xianning (Xian'an)	100%	327,394
Gaoming Country Garden	Foshan (Gaoming)	100%	292,886	Country Garden – Hot Spring City	Xianning (Xian'an)	100%	454,053
Nanhai Country Garden	Foshan (Nanhai)	100%	17,869	Suizhou Country Garden	Suizhou (Chengnan)	100%	1,262,658
Heshan Country Garden	Jiangmen (Heshan)	100%	743,417	Changshou Country Garden	Chongqing (Changshou)	100%	106,116
Wuyi Country Garden	Jiangmen (Pengjiang)	100%	261,158	Tongliao Country Garden	Tongliao (Keerqin)	100%	1,528,801
Xinhui Country Garden	Jiangmen (Xinhui)	100%	232,785	Huangshan Country Garden	Huangshan (Huangshan)	100%	97,989
Taishan Country Garden	Jiangmen (Taishan)	100%	2,214,766	Anqing Country Garden	Anqing (Anqing)	100%	1,390,989
Yangdong Country Garden	Yangjiang (Yangdong)	100%	7,921	Wuhu Country Garden	Wuhu (Sanshanqu)	100%	2,205,430
Changsha Country Garden	Changsha (Changsha)	100%	352,714	Yiyang Country Garden	Yiyang (Yiyang)	100%	485,883
Zhaoqing Lanling Residence	Zhaoqing (Gaoxin)	100%	101,698	Chaohu Country Garden	Chaohu (Nan'an)	100%	528,889
Zhaoqing Country Garden	Zhaoqing (Gaoyao)	51%	81,771	Liuyang Country Garden	Changsha (Liuyang)	100%	288,942
Shaoguan Country Garden	Shaoguan (Zhenjiang)	100%	1,038,869	Maoming Country Garden	Maoming (Maonan)	100%	242,627
Taizhou Country Garden	Taizhou (Haining)	100%	391,921	Yangshan Country Garden	Qingyuan (Yangshan)	100%	1,062,102
Huiyang Country Garden	Huizhou (Huiyang)	90%	931,792	Suihua Country Garden	Suihua (Beilin)	100%	206,635
Manzhouli Country Garden	Hulunbeier (Manzhouli)	100%	1,536,431	Tianjin Tanggu District Office Building	Tianjin (Tanggu)	100%	114,504
Lechang Country Garden	Shaoguan (Lechang)	100%	514,836	Tianjin Country Garden	Tianjin (Bailitai)	100%	939,935
Country Garden – Sun Palace	Shenyang (Daoyi)	100%	873,164	Jingmen Country Garden	Jingmen (Duodao)	100%	148,849
Shenyang Country Garden	Shenyang (Huashan)	100%	1,300,308	Country Garden – Lychee Park	Guangzhou (Zengcheng)	100%	2,310
Country Garden – Galaxy Palace	Shenyang (Yuhong)	100%	1,642,759	Zhaoqing Country Garden – Hill Lake City	Zhaoqing (Gaoyao)	51%	77,273
Country Garden – Phoenix City	Shenyang (Sujiatun)	100%	934,446	Country Garden – Park Prime	Jiangmen (Heshan)	100%	160,369
Enping Country Garden	Jiangmen (Enping)	100%	162,652	Country Garden – Grand Garden	Guangzhou (Zengcheng)	100%	943,899

Note:

1. Excluding common facilities and delivered area

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Project Summary (as of 31 May 2011)

Project	City (District)	Interest attributable to the Group (%)	Attributable GFA with land use right certificates ⁽¹⁾
Country Garden – Sunshine Coast	Jiangmen (Kaiping)	100%	22,966
Holiday Islands - Qingyuan	Qingyuan (Qingcheng)	100%	246,309
Country Garden Wonderland	Foshan (Nanhai)	100%	143,021
Dalang Country Garden	Dongguan (Dalang)	100%	375,735
Country Garden Grand Palace	Guangzhou (Nansha)	100%	154,251
Huaiji Country Garden	Zhaoqing (Huaji)	100%	125,490
Country Garden City Garden	Foshan (Chancheng)	90%	382,687
Country Garden Grand Palace	Foshan (Shunde)	100%	365,348
Deqing Country Garden	Zhaoqing (Deqing)	100%	195,780
Yunfu Country Garden	Yunfu (Jinshan)	100%	383,741
Beiliu Country Garden	Yulin (Beiliu)	100%	328,826
Jianghai Country Garden	Jiangmen (Jianghai)	100%	454,265
Xinhui Country Garden – Phase 4	Jiangmen (Xinhui)	100%	406,256
Country Garden – Ten Miles Coast	Huizhou (Huidong)	100%	3,487,487
Country Garden – Springs City	Qingyuan (Fogang)	100%	528,992
Country Garden Grand Lake	Zhongshan (Wuguishan)	100%	74,477
Country Garden – Phoenix City	Zhenjian (Jurong)	100%	3,413,552
Country Garden – Europe City	Chuzhou (Nanqiao)	100%	1,434,034
Fengkai Country Garden	Zhaoqing (Fengkai)	100%	214,422
Country Garden Grand Garden	Shenyang (Qipanshan)	100%	132,353
Country Garden – Triumph Palace	Wuxi (Xishan)	100%	156,255
Country Garden – Hill Lake Grand Palace	Jiangmen (Heshan)	80%	603,412
Xiangtan Country Garden	Xiangtan (Xiangtan)	100%	357,553
Ronggui Country Garden	Foshan (Shunde)	100%	301,000
Country Garden – City Garden	Chuzhou (Lai'an)	100%	808,701
Country Garden – Dongjiang Phoenix City	Heyuan (Yuancheng)	100%	924,800
Meizhou Country Garden	Meizhou (Meizhou)	100%	310,836
Zhangjiajie Country Garden	Zhangjiajie (Yongding)	100%	383,322
Country Garden Wonderland	Changsha (Ningxiang)	100%	49,990
		Total attributable GFA	52,773,005

Note:

1. Excluding common facilities and delivered area



Details of the 19 Hotels in Operation (as of 31 May 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)
Taishan Country Garden Phoenix Hotel	Taishan Country Garden	Nov 2007	337	5-star rating standard (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)
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)
Shenyang Country Garden Holiday Hotel	Shenyang Country Garden	May 2011	50	5-star rating standard (in operation)

Note:

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



Details of the 19 Hotel Projects under Construction (as of 31 May 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 Country Garden Maritim Hotel	Country Garden – Galaxy Palace	2011*	631	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	Zhangjiajie Country Garden	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	Country Garden – Europe City	2011*	336	5-star rating standard (under construction)
Beiliu Country Garden Phoenix Hotel	Beiliu Country Garden	2013*	207	5-star rating standard (under construction)
Foshan Country Garden Hilton Hotel	Country Garden City Garden	2012*	664	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.