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碧桂園

COUNTRY GARDEN HOLDINGS COMPANY LIMITED
碧桂園控股有限公司

(Incorporated in the Cayman Islands with limited liability)
(Stock Code: 2007)

VOLUNTARY ANNOUNCEMENT

EXEMPTED CONNECTED TRANSACTION
FINANCIAL ASSISTANCE RECEIVED BY THE COMPANY FROM A
CONNECTED PERSON

This is a voluntary announcement made by Country Garden Holdings Company Limited (the “**Company**”, together with its subsidiaries, collectively the “**Group**”).

THE LOAN

The board of directors (the “**Board**”) of the Company is pleased to announce that, on 27 December 2022, the Company (as borrower) entered into a loan agreement with Concrete Win Limited (必勝有限公司) (“**Concrete Win**”, a controlling shareholder (as defined under the Listing Rules) of the Company and a company wholly-owned by Ms. YANG Huiyan (“**Ms. Yang**”, the co-chairman of the Board, an executive director and a controlling shareholder of the Company)) (as lender), pursuant to which the Company has agreed to borrow, and Concrete Win has agreed to lend, a loan in the principal amount of HK\$5,055 million (the “**Loan**”) to support the operation and development of the Group. The Loan is interest-free and unsecured and has an initial term of three years and one month, which may be extended by both parties in writing prior to expiry.

LISTING RULES IMPLICATIONS

Ms. Yang, the co-chairman of the Board, an executive director and a controlling shareholder, is a connected person of the Company. Pursuant to Rule 14A.90 to the Listing Rules, if the financial assistance received by the Company from a connected person is on normal commercial terms or better and is not secured by the assets of the Group, the Loan is fully exempt from all reporting, annual review, announcement and independent shareholders' approval requirements under the Listing Rules.

Shareholders and potential investors of the Company are advised to exercise caution when dealing in the shares of the Company.

By order of the Board
Country Garden Holdings Company Limited
MO Bin
President and Executive Director

Foshan, Guangdong Province, the PRC, 27 December 2022

As of the date of this announcement, the executive directors of the Company are Mr. YEUNG Kwok Keung (Chairman), Ms. YANG Huiyan (Co-Chairman), Mr. MO Bin (President), Ms. YANG Ziying, Mr. CHENG Guangyu, Ms. WU Bijun and Mr. SU Baiyuan. The non-executive director of the Company is Mr. CHEN Chong. The independent non-executive directors of the Company are Mr. LAI Ming, Joseph, Mr. SHEK Lai Him, Abraham, Mr. TONG Wui Tung, Mr. HUANG Hongyan and Mr. TO Yau Kwok.