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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 ISSUE OF FIRST TRANCHE AND SECOND TRANCHE OF 2023 MEDIUM-TERM NOTES BY COUNTRY GARDEN REAL ESTATE GROUP CO., LTD., A WHOLLY-OWNED SUBSIDIARY OF THE COMPANY

This is a voluntary announcement made by Country Garden Holdings Company Limited (the “**Company**”).

Reference is made to the voluntary announcement of the Company dated 31 January 2023 in relation to the acceptance of registration of the issue of medium-term notes with an aggregate principal amount of RMB20 billion in the People’s Republic of China (the “**PRC**”) by Country Garden Real Estate Group Co., Ltd.* (碧桂園地產集團有限公司) (the “**Issuer**”), a wholly-owned subsidiary of the Company incorporated in the PRC.

The board of directors of the Company is pleased to announce that on 8 May 2023, the Issuer publicly issued the first tranche of 2023 medium-term notes in the PRC with an aggregate principal amount of RMB800 million for a term of two years at a coupon rate of 3.80% (the “**First Tranche of 2023 Medium-term Notes**”); and issued the second tranche of 2023 medium-term notes with an aggregate principal amount of RMB900 million for a term of two years at the coupon rate of 3.95% (the “**Second Tranche of 2023 Medium-term Notes**”, together with the First Tranche of 2023 Medium-term Notes, the “**First Tranche and Second Tranche of 2023 Medium-term Notes**”).

The First Tranche and Second Tranche of 2023 Medium-term Notes are fully guaranteed by China Bond Insurance Co., Ltd.* (中債信用增進投資股份有限公司) with unconditional and irrevocable joint and several liability. The Issuer has received “AAA” rating from credit rating agency, China Chengxin International Credit Rating Co., Ltd.* (中誠信國際信用評級有限責任公司), towards the Issuer and the First Tranche and Second Tranche of 2023 Medium-term Notes.

Details of the First Tranche and Second Tranche of 2023 Medium-term Notes are published on the website of National Association of Financial Market Institutional Investors (中國銀行間市場交易商協會) (<https://www.nafmii.org.cn>) and the website of Beijing Financial Assets Exchange (北京金融資產交易所) (<https://www.cfae.cn>).

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

Foshan, Guangdong Province, the PRC, 10 May 2023

* *For identification purposes only*

As of the date of this announcement, the executive directors of the Company are Ms. YANG Huiyan (Chairman), Mr. MO Bin (President), Ms. YANG Ziyang, Dr. 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.