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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)**

### **INSIDE INFORMATION UPDATE ON FINANCIAL INFORMATION**

This announcement is made by Country Garden Holdings Company Limited (the “**Company**”, together with its subsidiaries, the “**Group**”) pursuant to the Inside Information Provisions (as defined under the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “**Listing Rules**”)) under Part XIVA of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong) and Rule 13.09 of the Listing Rules.

The board of directors (the “**Board**”) of the Company wishes to inform shareholders and potential investors of the Company that, based on the information currently available to the management, the preliminary assessment of the Group’s unaudited management accounts for the six months ended 30 June 2023 and other data currently available, as compared with the net profit of approximately RMB1,910 million and the core net profit attributable to the owners of approximately RMB4,910 million for the six months ended 30 June 2022, the Group is expected to record an unaudited net loss for the six months ended 30 June 2023. The expected net loss was primarily attributable to the decrease in gross profit margin for real estate business and the increase in provision of impairment for property projects under the impact of the downward trend in sales of the real estate industry; and the expected net foreign exchange losses due to the fluctuations of foreign exchange.

The Board is of the view that given the current unpredictable macroeconomy and real estate market and under the premise of resolutely fulfilling the responsibilities of ensuring delivery and safeguarding people's livelihood, the Company will actively consider taking various countermeasures to ensure the security of cash flow, including but not limited to reducing various operating expenses, accelerating loan collection arrangements, actively expanding financing channels, and managing and optimizing debt repayment arrangements. Meanwhile, it will actively seek guidance and support from the government and regulatory authorities.

The Company is still in the process of preparing its consolidated accounts before finalizing the consolidated interim results of the Group for the six months ended 30 June 2023. The information contained in this announcement is only based on the preliminary review by the Company's management on the financial information currently available to it and is not based on any figures or data that has been audited or reviewed by the auditors or the audit committee of the Company. Shareholders and potential investors are advised to read carefully the results announcement of the Company for the six months ended 30 June 2023 which is expected to be published in the second half of August 2023.

The Company will make further announcement(s) as and when appropriate in accordance with the Listing Rules and/or the Inside Information Provisions.

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

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

Foshan, Guangdong Province, the PRC, 31 July 2023

*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 and Mr. TO Yau Kwok.*