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)

ANNOUNCEMENT MADE PURSUANT TO RULES 13.51B(2) AND 13.51(2) OF THE LISTING RULES

This announcement is made by Country Garden Holdings Company Limited (the "**Company**" and together with its subsidiaries, collectively the "**Group**") pursuant to Rules 13.51B(2) and 13.51(2) of the Rules Governing the Listing of Securities (the "**Listing Rules**") on The Stock Exchange of Hong Kong Limited ("**Stock Exchange**").

The Company and the chairman Ms. YANG Huiyan ("**Ms. YANG**"), the president Mr. MO Bin ("**Mr. MO**"), and the chief financial officer Ms. WU Bijun ("**Ms. WU**"), all being executive directors of the Company, recently received a notice from the Shanghai Stock Exchange (the "**SSE**") that, due to the failure of the Company to timely disclose its 2023 annual report in accordance with the relevant security listing rules of the SSE, the SSE made the decision to impose self-regulatory measures on the Company, Ms. YANG, Mr. MO, Ms. WU and other named persons, respectively. Accordingly, the SSE issued a criticism to, among others, the Company, Ms. YANG, Mr. MO and Ms. WU, and recorded it in the integrity file database.

Moreover, Country Garden Real Estate Group Co., Ltd. (碧桂園地產集團有限公司) ("**Country Garden Real Estate**"), a subsidiary of the Company, and Ms. YANG have recently received notices from the SSE and the Shenzhen Stock Exchange (the "**SZSE**") that as Country Garden Real Estate failed to timely submit and disclose its 2023 annual report in accordance with the relevant security listing rules of the SSE and the SZSE, each of the SSE and the SZSE made the decision to impose self-regulatory measures on Country Garden Real Estate, its chairman Ms. YANG, and other named persons. Accordingly, the SSE and the SZSE issued a criticism to, among others, Country Garden Real Estate and Ms. YANG, and recorded it in the integrity file database.

The board of directors (the "**Board**") of the Company has reviewed the relevant letters of the decision of self-regulatory measures. Considering that the relevant non-compliance was caused by objective factors such as the failure of the Group to complete the audit of 2023 annual results of the Group in a timely manner and not due to the failure of the relevant individuals in discharging their duties, the Board (except Ms. YANG, Mr. MO, and Ms. WU) believes that there is no reason to doubt the integrity and ability of Ms. YANG, Mr. MO and Ms. WU, and that it is appropriate for them to continue serving as executive directors.

The Group attaches great importance to the matters notified and criticized above and will take this as a lesson to strictly abide by the requirements of security information disclosure and fulfil its information disclosure obligations in accordance with the laws. As of now, the Company and Country Garden Real Estate are progressing with the preparation of the 2023 annual reports in full swing with a view to speeding up the progress of annual reports preparation and auditing as much as possible and publishing the 2023 annual reports as soon as practicable.

Save as disclosed above, Ms. YANG, Mr. MO and Ms. WU have confirmed to the Company that there is no other information related to them that needs to be disclosed in accordance with the requirements of Rules 13.51(2)(h) to (v) of the Listing Rules, and are not aware of any other matters that need to be brought to the attention of the shareholders of the Company.

CONTINUED SUSPENSION OF TRADING

Reference is made to the announcements of the Company dated 28 March 2024 and 2 April 2024. At the request of the Company, the trading in the shares of the Company on the Stock Exchange has been suspended with effect from 9:00 a.m. on 2 April 2024. Trading in the shares of the Company will remain suspended until further notice.

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

Foshan, Guangdong Province, the PRC, 6 December 2024

As of the date of this announcement, the executive directors of the Company are Ms. YANG Huiyan (Chairman), Mr. MO Bin (President), Ms. YANG Ziying, Dr. CHENG Guangyu and Ms. WU Bijun. The non-executive director of the Company is Mr. CHEN Chong. The independent non-executive directors of the Company are Dr. HAN Qinchun, Mr. WANG Zhijian and Mr. TUO Tuo.