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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)

OVERSEAS REGULATORY ANNOUNCEMENT

This overseas regulatory announcement is issued by Country Garden Holdings Company Limited (the “**Company**”) pursuant to Rule 13.10B of the Rules Governing the Listing of Securities (the “**Listing Rules**”) on The Stock Exchange of Hong Kong Limited (the “**Stock Exchange**”).

Please refer to the document attached for the Announcement of Country Garden Holdings Company Limited on Major Corporate Matters (bond code: 135797) published by the Company on the website of the Shanghai Stock Exchange of the People’s Republic of China (“**SSE**”).

In addition, please also refer to the attached documents published by the subsidiaries of the Company, Country Garden Real Estate Group Co., Ltd. (碧桂園地產集團有限公司) and Giant Leap Construction Technology Group Co., Ltd. (騰越建築科技集團有限公司), on the website of the SSE and/or the website of the Shenzhen Stock Exchange of the People’s Republic of China:

1. Announcement of Country Garden Real Estate Group Co., Ltd. on Major Corporate Matters (bond codes: 163015, 175214, 175366, 149407, 149509, 149632, 149748, 102282094 and 102282780); and
2. Announcement of Giant Leap Construction Technology Group Co., Ltd. on Major Corporate Matters (bond code: 136780).

In compliance with Rule 13.10B of the Listing Rules, such documents are also published on the website of the Stock Exchange to facilitate the simultaneous dissemination of information to investors in Hong Kong.

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

Foshan, Guangdong Province, the PRC, 31 August 2025

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 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.

Announcement of Country Garden Holdings Company Limited on Major Corporate Matters

All directors or persons performing equivalent duties of the Company warrant that this announcement contains no false information, misleading statements or material omissions, and shall bear corresponding legal liability for the truthfulness, accuracy and completeness of the contents herein.

Pursuant to the “Guideline No. 1 of the Shanghai Stock Exchange for Application of Bond Self-Regulation Rules — Continuous Information Disclosure of Corporate Bonds” and other exchange regulations, Country Garden Holdings Company Limited (hereinafter referred to as the “Issuer”) hereby announces the recent major matters as follows:

I. Material Litigation and Arbitration

As of the end of June 2025, the Issuer was involved in 344 pending litigation and arbitration cases, each with a disputed amount of over RMB50 million within its scope of consolidation, totaling approximately RMB46.4 billion.

II. Dishonesty and Asset Restrictions

According to the China Enforcement Information Disclosure Network, as of the enquiry date (26 August 2025), the Issuer itself had not been listed as a dishonest judgment debtor.

According to the China Enforcement Information Disclosure Network, as of the enquiry date (26 August 2025), the Issuer itself had 2 enforcement records, involving a total enforcement amount of RMB558.9 thousand.

According to the National Enterprise Credit Information Publicity System, as of the enquiry date (26 August 2025), none of the equity interests held by the Issuer were subject to judicial freezing.

Subsidiaries of the Issuer, Country Garden Real Estate Group Co., Ltd. and Giant

Leap Construction Technology Group Co., Ltd., have been listed as dishonest judgment debtors, are subject to enforcement, and have their equity interests frozen. For details, please refer to the interim announcements disclosed by the aforementioned subsidiaries.

III. Debts Overdue

According to the statistics of the Issuer, as of the end of June 2025, the Issuer had overdue debts of RMB141.978 billion within its scope of consolidation. In addition, there were also debts of RMB44.205 billion within the Issuer's scope of consolidation that might be subject to early repayment as demanded by creditors due to the triggering of cross-default clauses.

The aforementioned matters may have certain adverse effects on the Issuer. The Issuer is currently engaged in discussions and negotiations with relevant organizations to seek settlements. The Issuer will actively implement appropriate countermeasures in accordance with the latest developments of these matters, fully safeguard the legitimate rights and interests of the Company and its stakeholders, while fulfilling its information disclosure obligations in compliance with relevant regulations.

Announcement is hereby made.

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Country Garden Holdings Company Limited

31 August 2025

Bond code: 163015.SH	Bond abbreviation: H19 Bi Di 3
Bond code: 175214.SH	Bond abbreviation: H20 Bi Di 3
Bond code: 175366.SH	Bond abbreviation: H20 Bi Di 4
Bond code: 149407.SZ	Bond abbreviation: H1 Bi Di 01
Bond code: 149509.SZ	Bond abbreviation: H1 Bi Di 02
Bond code: 149632.SZ	Bond abbreviation: H1 Bi Di 03
Bond code: 149748.SZ	Bond abbreviation: H1 Bi Di 04
Bond code: 102282094.IB	Bond abbreviation: 22 Country Garden MTN001
Bond code: 102282780.IB	Bond abbreviation: 22 Country Garden MTN002

Announcement of Country Garden Real Estate Group Co., Ltd. on Major Corporate Matters

All directors or persons performing equivalent duties of the Company warrant that this announcement contains no false information, misleading statements or material omissions, and shall bear corresponding legal liability for the truthfulness, accuracy and completeness of the contents herein.

Pursuant to the “Guideline No. 1 of the Shanghai Stock Exchange for Application of Bond Self-Regulation Rules — Continuous Information Disclosure of Corporate Bonds”, the “Business Guideline No. 2 of the Shenzhen Stock Exchange for Supervision of Corporate Bonds During Their Term — Interim Report” and other exchange regulations, Country Garden Real Estate Group Co., Ltd. (hereinafter referred to as the “Issuer”) hereby announces the recent major matters as follows:

I. Material Litigation and Arbitration

As of 30 June 2025, the Issuer was involved in 295 pending litigation and arbitration cases, each with a disputed amount of over RMB50 million within its scope of consolidation, totaling approximately RMB40.4 billion.

II. Dishonesty and Asset Restrictions

According to the China Enforcement Information Disclosure Network, as of the enquiry date (26 August 2025), the Issuer itself had been listed as a dishonest judgment

debtor in cases numbered (2024) Wan 1502 Zhi Hui No. 261, (2025) Wan 1302 Zhi No. 1043, and (2025) Wan 0523 Zhi No. 1545.

According to the China Enforcement Information Disclosure Network, combined with data from a third-party platform, as of the enquiry date (26 August 2025), the Issuer itself had 58 enforcement records, involving a total enforcement amount of RMB6.3 billion.

According to the National Enterprise Credit Information Publicity System, combined with data from a third-party platform, as of the enquiry date (26 August 2025), a total of 68 entries of equity interests in subsidiaries and associated companies were frozen due to the Issuer being a judgment debtor, involving a total amount of equity interests of approximately RMB21.1 billion.

III. Debts Overdue

According to the statistics of the Issuer, as of the end of June 2025, the Issuer had overdue debts of RMB20.406 billion within its scope of consolidation. In addition, there were also debts of RMB32.706 billion within the Issuer's scope of consolidation that might be subject to early repayment as demanded by creditors due to the triggering of cross-default clauses.

The aforementioned matters may have certain adverse effects on the Issuer. The Issuer is currently engaged in discussions and negotiations with relevant organizations to seek settlements. The Issuer will actively implement appropriate countermeasures in accordance with the latest developments of these matters, fully safeguard the legitimate rights and interests of the Company and its stakeholders, while fulfilling its information disclosure obligations in compliance with relevant regulations.

Announcement is hereby made.

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Country Garden Real Estate Group Co., Ltd.

31 August 2025

Announcement of Giant Leap Construction Technology Group Co., Ltd. on Major Corporate Matters

All directors or persons performing equivalent duties of the Company warrant that this announcement contains no false information, misleading statements or material omissions, and shall bear corresponding legal liability for the truthfulness, accuracy and completeness of the contents herein.

Pursuant to the “Guideline No. 1 of the Shanghai Stock Exchange for Application of Bond Self-Regulation Rules — Continuous Information Disclosure of Corporate Bonds” and other exchange regulations, Giant Leap Construction Technology Group Co., Ltd. (hereinafter referred to as “Giant Leap Construction”, the “Issuer” or the “Company”) hereby announces the recent major matters as follows:

I. Material Litigation and Arbitration

As of the end of June 2025, the Company was involved in a total of 19 pending litigation and arbitration cases, each with a disputed amount of over RMB50 million, totaling approximately RMB1.58 billion.

II. Other Relevant Significant Circumstances

According to the China Enforcement Information Disclosure Network, combined with data from a third-party platform, as of 27 August 2025, the Company had 163 entries of being a dishonest judgment debtor, including cases numbered (2025) E 1125 Zhi No. 939, (2025) Qian 2701 Zhi No. 1100, and (2024) Gui 0702 Zhi No. 2435.

According to the China Enforcement Information Disclosure Network, combined with data from a third-party platform, as of 27 August 2025, the Company had 270 enforcement records, involving a total enforcement amount of RMB603 million.

According to the National Enterprise Credit Information Publicity System, combined with data from a third-party platform, as of 27 August 2025, a total of 19

entries of equity interests in subsidiaries and associated companies were frozen due to the Company being a judgment debtor, involving a total amount of equity interests of approximately RMB1.655 billion.

III. Debts Overdue

According to the statistics of the Issuer, as of the end of June 2025, the Issuer had no overdue interest-bearing debts within its scope of consolidation and has no debts that might be subject to early repayment as demanded by creditors due to the triggering of cross-default.

The aforementioned matters may have certain adverse effects on the Issuer. The Issuer is currently engaged in discussions and negotiations with relevant organizations to seek settlements. The Issuer will actively implement appropriate countermeasures in accordance with the latest developments of these matters, fully safeguard the legitimate rights and interests of the Company and its stakeholders, while fulfilling its information disclosure obligations in compliance with relevant regulations.

Announcement is hereby made.

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Giant Leap Construction Technology Group Co., Ltd.

31 August 2025