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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)

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

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

Reference is made to the overseas regulatory announcement of the Company dated 21 November 2025 (the “**Announcement**”). Capitalised terms used in this announcement shall have the same meanings as ascribed to them in the Announcement unless otherwise stated or the context otherwise requires.

Giant Leap Construction Technology Group Co., Ltd. (騰越建築科技集團有限公司) (“**Giant Leap Construction**”), a subsidiary of the Company and an issuer of corporate bonds trading on the Shanghai Stock Exchange (Bond code: 136780), recently received the “Decision of Administrative Regulatory Measures” (the “**Decision**”) issued by the Guangdong Securities Regulatory Bureau of the China Securities Regulatory Commission (the “**Guangdong Bureau**”). Due to Giant Leap Construction’s failure to timely disclose changes in the company name, changes in more than one-third of its directors, more than two-thirds of its supervisors and its general manager, as well as Giant Leap Construction being listed as a dishonest party subject to enforcement and significant litigation and arbitration matters, the Guangdong Bureau took measures by issuing warning letters to Giant Leap Construction, as well as its then chairman Ms. YANG Huiyan (“**Ms. YANG**”) and other named persons who were responsible to ensure Giant Leap Construction’s compliance of its disclosure obligations.

The board of directors (the “**Board**”) of the Company has reviewed the “Decision” and the relevant warning letters. Considering that the relevant non-compliance was caused by the failure of Giant Leap Construction to disclose its changes in a timely manner due to objective factors, the Board (except Ms. YANG) believes that there is no reason to doubt the integrity and ability of Ms. YANG, and that it is appropriate for her to continue to serve as the Chairman and an executive director of the Company.

The Group and Giant Leap Construction attach great importance to the “Decision” and the relevant warning letters and will take them as a lesson, strictly abide by the bond information disclosure requirements, fulfill their information disclosure obligations in accordance with the law, and earnestly safeguard the legitimate interests of bondholders.

Save as disclosed above, Ms. YANG has confirmed to the Company that there is no other information related to her 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.

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

Foshan, Guangdong Province, the PRC, 27 November 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.