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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 AND OVERSEAS REGULATORY ANNOUNCEMENT

APPROVAL OF THE ONSHORE BONDS RESTRUCTURING PROPOSAL BY RELEVANT BONDHOLDERS

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 on The Stock Exchange of Hong Kong Limited (the “**Listing Rules**”). The Company also hereby provides the progress of onshore bonds restructuring.

The Company is pleased to announce that the restructuring proposal for 1 onshore corporate bond issued by the Company, 7 onshore corporate bonds issued by 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 1 onshore corporate bond issued by Giant Leap Construction Technology Group Co., Ltd. (騰越建築科技集團有限公司) (“**Giant Leap Construction Technology**”, a subsidiary of the Company) has been passed by voting in the meetings of relevant bondholders. Adjustments will be made on the principal and interest repayment arrangements for the 9 bonds, and the 3 issuers will provide restructuring options for the aforesaid bondholders, including the repurchase option, the stock option and the general creditor claim option.

As a next step, the Company will, in accordance with relevant provisions of the restructuring proposal, arrange the aforesaid bondholders to make selection and allocation in the restructuring proposal options for the corporate bonds held by them, and will make disclosures and comply with various requirements pursuant to the Listing Rules as and when appropriate.

For the aforesaid matter, the Company has also simultaneously published the Announcement of Country Garden Holdings Company Limited on Major Matters of Corporate Bonds (Bond code: 135797) on the website of the Shanghai Stock Exchange of the People's Republic of China (the "SSE"). Besides, Country Garden Real Estate has published the Announcement of Country Garden Real Estate Group Co., Ltd. on Major Matters of Corporate Bonds (Bond codes: 163015, 175214, 175366, 149407, 149509, 149632 and 149748) on the websites of the SSE and the Shenzhen Stock Exchange of the People's Republic of China, while Giant Leap Construction Technology has also published the Announcement of Giant Leap Construction Technology Group Co., Ltd. on Major Matters of Corporate Bonds (Bond code: 136780) on the website of the SSE.

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

Foshan, Guangdong Province, the PRC, 4 December 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.