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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)

UPDATE ON THE OFFSHORE DEBT RESTRUCTURING SANCTION OF THE SCHEME BY THE COURT

This announcement is made by Country Garden Holdings Company Limited (the “**Company**”), together with its subsidiaries, the “**Group**”) on a voluntary basis.

Reference is made to the announcements of the Company dated 10 October 2023, 16 January 2024, 7 April 2024, 27 June 2024, 30 September 2024, 9 January 2025, 11 April 2025, 9 May 2025, 23 May 2025, 6 June 2025, 18 August 2025, 13 October 2025, 30 October 2025 and 6 November 2025 (together, the “**Announcements**”). Capitalised terms used in this announcement shall have the same meanings as ascribed to them in the Announcements unless otherwise stated or the context otherwise requires.

SANCTION OF THE SCHEME BY THE COURT AND OCCURRENCE OF THE SCHEME EFFECTIVE DATE

The Company is pleased to announce that by an order made by the Court on 4 December 2025 (the “**Sanction Order**”), the Scheme has been sanctioned by the Court. The Scheme as sanctioned by the Court is available for download at the Transaction Website (<https://projects.sodali.com/countrygarden>), subject to eligibility confirmation and registration.

A sealed copy of the Sanction Order was filed with the Hong Kong Registrar of Companies for registration on 5 December 2025. Accordingly, the Scheme Effective Date (as defined in the Scheme) for the Scheme occurred on 5 December 2025 in accordance with the terms of the Scheme. The Scheme Effective Date is a significant milestone towards the implementation of the Proposed Restructuring. The Company would once again like to extend its deepest gratitude to all Scheme Creditors for their invaluable support throughout the process.

The Scheme Effective Date is distinct from the Restructuring Effective Date (as defined in the Scheme). The occurrence of the Scheme Effective Date is one of the restructuring conditions, and the Restructuring Effective Date can occur only when all restructuring conditions have been satisfied or waived.

GENERAL

The Company will make further announcement(s) to provide further updates in respect of the Proposed Restructuring, including the Scheme and the Existing HKD Convertible Bonds Consent Solicitation, as and when appropriate in accordance with the requirements of the Listing Rules, the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong) and/or applicable laws, rules and regulations.

The implementation of the Proposed Restructuring will be subject to many factors outside of the control of the Company, and there is no assurance that the Proposed Restructuring will be successfully implemented at all or before the end of 2025. Shareholders, holders of securities and other investors of the Company are (i) advised not to rely solely on the information contained in this announcement and (ii) reminded to consider the related risks and exercise caution when dealing in the shares and other securities of the Company. When in doubt, the shareholders, holders of other securities and other investors of the Company are advised to seek professional advice from their own professional or financial advisors.

By order of the Board
Country Garden Holdings Company Limited
CHENG Guangyu
President and Executive Director

Hong Kong, 5 December 2025

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