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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 and 149748); 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
CHENG Guangyu
President and Executive Director

Foshan, Guangdong Province, the PRC, 26 January 2026

As of the date of this announcement, the executive directors of the Company 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 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 31 December 2025, within its scope of consolidation, the Issuer was newly involved in 14 pending litigation and arbitration cases as compared to the previous statistical point in time (30 November 2025), each with a disputed amount of over RMB50 million, totaling approximately RMB2.07 billion.

II. Dishonesty and Asset Restrictions

According to the China Enforcement Information Disclosure Network, as of the enquiry date (23 January 2026), 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 (23 January 2026), the Issuer itself had no new enforcement record as compared to the previous enquiry date (23 December 2025).

According to the National Enterprise Credit Information Publicity System, as of the enquiry date (23 January 2026), no new equity interests held by the Issuer itself were subject to judicial freezing as compared to the previous enquiry date (23

December 2025).

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 31 December 2025, the Issuer recorded a net decrease of approximately RMB117.271 billion in defaulted debts within its scope of consolidation as compared to the previous statistical point in time (30 November 2025) due to reasons such as restructuring, including defaults caused by the overdue payment of principal or interest, the involvement in litigation, non-performance and the triggering of cross-default clauses, etc. The above data are preliminary statistics and have not been audited, which may differ from the audited data. The final version will be based on the audited data.

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, and fulfill its information disclosure obligations in compliance with relevant regulations.

Announcement is hereby made.

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Country Garden Holdings Company Limited

26 January 2026

Bond code: 163015.SH
Bond code: 175214.SH
Bond code: 175366.SH
Bond code: 149407.SZ
Bond code: 149509.SZ
Bond code: 149632.SZ
Bond code: 149748.SZ

Bond abbreviation: H19 Bi Di 3
Bond abbreviation: H20 Bi Di 3
Bond abbreviation: H20 Bi Di 4
Bond abbreviation: H1 Bi Di 01
Bond abbreviation: H1 Bi Di 02
Bond abbreviation: H1 Bi Di 03
Bond abbreviation: H1 Bi Di 04

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 31 December 2025, within its scope of consolidation, the Issuer was newly involved in 12 pending litigation and arbitration cases as compared to the previous statistical point in time (30 November 2025), each with a disputed amount of over RMB50 million, totaling approximately RMB1.901 billion.

II. Dishonesty and Asset Restrictions

According to the China Enforcement Information Disclosure Network, as of the enquiry date (23 January 2026), the Issuer itself had been newly listed as a dishonest judgment debtor in a case numbered (2025) Wan 1302 Zhi Hui No. 1232 as compared to the previous enquiry date (23 December 2025).

According to the China Enforcement Information Disclosure Network, combined with data from a third-party platform, as of the enquiry date (23 January 2026), the Issuer itself had 32 new enforcement records as compared to the previous enquiry date (23 December 2025), involving a total new enforcement amount of RMB3.249 billion.

According to the National Enterprise Credit Information Publicity System, combined with data from a third-party platform, as of the enquiry date (23 January 2026), 9 new entries of equity interests in subsidiaries and associated companies were frozen due to the Issuer being a judgment debtor as compared to the previous enquiry date (23 December 2025), involving a total amount of equity interests of approximately RMB1.391 billion.

III. Debts Overdue

According to the statistics of the Issuer, as of 31 December 2025, the Issuer recorded a net increase of RMB545 million in defaulted debts within its scope of consolidation as compared to the previous statistical point in time (30 November 2025), including defaults caused by the overdue payment of principal or interest, the involvement in litigation, non-performance and the triggering of cross-default clauses, etc. The above data are preliminary statistics and have not been audited, which may differ from the audited data. The final version will be based on the audited data.

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, and fulfill its information disclosure obligations in compliance with relevant regulations.

Announcement is hereby made.

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Country Garden Real Estate Group Co., Ltd.

26 January 2026

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

From the end of November 2025 to the end of December 2025, within its scope of consolidation, the Issuer was newly involved in a total of 0 pending litigation and arbitration cases, each with a disputed amount of over RMB50 million, totaling approximately RMB0 billion.

II. Other Relevant Significant Circumstances

According to the data from a third-party platform, from 23 December 2025 to 21 January 2026, the Issuer itself had 9 new entries of being a dishonest judgment debtor, including cases numbered (2025) Chuan 0112 Zhi No.6878 and (2025) Yu 0105 Zhi No.15043.

According to the data from a third-party platform, from 23 December 2025 to 21 January 2026, the Issuer itself had 113 new enforcement records, including cases numbered (2026) Yue 0606 Zhi No.1640, (2026) Yue 0606 Zhi No.1633 and (2026)

Xiang 0702 Zhi No.156, involving a total new enforcement amount of RMB133 million.

According to the data from a third-party platform, from 23 December 2025 to 21 January 2026, 1 new entry of equity interest in subsidiaries and associated companies was frozen due to the Issuer being a judgment debtor, involving an amount of equity interest of RMB5 million.

III. Debts Overdue

According to the statistics of the Issuer, from the end of November 2025 to the end of December 2025, the Issuer had no new overdue interest-bearing debts within its scope of consolidation and had no new 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, and fulfill its information disclosure obligations in compliance with relevant regulations.

Announcement is hereby made.

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Giant Leap Construction Technology Group Co., Ltd.

26 January 2026