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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 AND OVERSEAS REGULATORY ANNOUNCEMENT

This announcement is issued by Country Garden Holdings Company Limited (the “**Company**”) pursuant to Rules 13.51B(2), 13.51(2)(n) and 13.10B of the Rules Governing the Listing of Securities (the “**Listing Rules**”) on The Stock Exchange of Hong Kong Limited.

Reference is made to the overseas regulatory announcements of the Company dated 31 August 2025, 28 December 2025 and 26 January 2026 in relation to, among other things, overdue debts of the Company.

On 10 February 2026, the Company published the Announcement of Country Garden Holdings Company Limited Regarding the Company and Relevant Responsible Persons’ Receipt of the Shanghai Stock Exchange’s Decision on Self-Regulatory Measures (bond code: 135797) on the website of the Shanghai Stock Exchange of the People’s Republic of China (“**SSE**”).

The Company and the chairman Ms. YANG Huiyan (“**Ms. YANG**”), the Co-Chairman Mr. MO Bin (“**Mr. MO**”), and the chief financial officer Ms. WU Bijun (“**Ms. WU**”), all being executive directors of the Company, recently received the “Decision on Disciplinary Action” (the “**Decision**”) issued by the SSE that, due to the failure of the Company to timely disclose its overdue debts during the periods from August to December 2023, from January to June 2024 and from July to December 2024 in accordance with the relevant bond listing rules of the SSE, the SSE made the decision to impose self-regulatory measures on the Company, Ms. YANG, Mr. MO, Ms. WU and other named person (collectively “**Such Persons**”) respectively, issued a circulated criticism to the Company and Such Persons and recorded it in the integrity file database.

The board of directors (the “**Board**”) of the Company has reviewed the Decision. Considering that the relevant non-compliance was caused by the failure of the Company to disclose overdue debts in a timely manner due to objective factors and not due to the failure of the relevant individuals to discharge their duties, the Board (except Ms. YANG, Mr. MO, and Ms. WU) believes that there is no reason to doubt the integrity and ability of Ms. YANG, Mr. MO and Ms. WU, and that it is appropriate for them to continue serving as executive directors of the Company.

The Company and Such Persons attach great importance to the matters above and will take them as a lesson to strictly abide by the requirements of bond information disclosure, fulfill their information disclosure obligations in accordance with the law, and earnestly safeguard the legitimate rights and interests of bondholders.

Save as disclosed above, Ms. YANG, Mr. MO and Ms. WU have confirmed to the Company that there is no other information related to them 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
CHENG Guangyu
President and Executive Director

Foshan, Guangdong Province, the PRC, 10 February 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.