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)

INSIDE INFORMATION
PROFIT ALERT

This announcement is made by Country Garden Holdings Company Limited (the "**Company**", together with its subsidiaries, the "**Group**") pursuant to the Inside Information Provisions (as defined under the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the "**Listing Rules**")) under Part XIVA of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong) and Rule 13.09 of the Listing Rules.

The board of directors of the Company (the "**Board**") wishes to inform the shareholders, other stakeholders and potential investors of the Company that, based on the information currently available to the management, including the preliminary assessment of the unaudited management accounts of the Group for the twelve months ended 31 December 2025 and other information currently available, as compared to the loss of approximately RMB35.145 billion for the year ended 31 December 2024, the Group is expected to record a profit ranging from approximately RMB1.0 billion to RMB2.2 billion for the year ended 31 December 2025. Based on the information currently available, the turnaround from loss to profit for the year was mainly attributable to the non-cash gain recorded from the completion of the Group's debt restructuring. Excluding the impact of the aforementioned gain on debt restructuring, the loss recorded by the Group was primarily due to factors such as the pressure on the gross profit margin of the Group's development business affected by the industry, and further impairment provisions made for certain assets and property projects.

The information contained in this announcement is only based on the preliminary review by the management of the Company on the financial information currently available and is not based on any figures or data which have been audited or reviewed by the auditors or the audit committee of the Company. Shareholders and potential investors are advised to read carefully the annual results announcement of the Company for the year ended 31 December 2025, which is expected to be published in late March 2026.

Shareholders and potential investors of the Company are advised to exercise caution when dealing in the securities of the Company.

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

Foshan, Guangdong Province, the PRC, 23 March 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 Ziying 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.