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, 28 August 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.

Bond code: 135797.SH Bond abbreviation: H16 Bi Yuan 5

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 July 2026, within its scope of consolidation, the Issuer was newly involved in 10 pending litigation and arbitration cases as compared to the previous statistical point in time (30 June 2026), each with a disputed amount of over RMB50 million, totaling approximately RMB1.869 billion.

II. Dishonesty and Asset Restrictions

According to the China Enforcement Information Disclosure Network, as of 31 July 2026, the Issuer itself had not been listed as a dishonest judgment debtor.

According to the China Enforcement Information Disclosure Network, as of 31 July 2026, the Issuer itself had no new enforcement record as compared to the previous statistical point in time (30 June 2026).

According to the National Enterprise Credit Information Publicity System, as of 31 July 2026, no new equity interests held by the Issuer itself were subject to judicial freezing as compared to the previous statistical point in time (30 June 2026).

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 July 2026, the Issuer recorded a net decrease of approximately RMB100 million in defaulted debts within its scope of consolidation as compared to the previous statistical point in time (30 June 2026), 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 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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(This page contains no body text and is the seal page of the Announcement of Country Garden Holdings Company Limited on Major Corporate Matters)

Country Garden Holdings Company Limited

28 August 2026

Bond code: 163015.SH	Bond abbreviation: H19 Bi Di 3
Bond code: 175214.SH	Bond abbreviation: H20 Bi Di 3
Bond code: 175366.SH	Bond abbreviation: H20 Bi Di 4
Bond code: 149407.SZ	Bond abbreviation: H1 Bi Di 01
Bond code: 149509.SZ	Bond abbreviation: H1 Bi Di 02
Bond code: 149632.SZ	Bond abbreviation: H1 Bi Di 03
Bond code: 149748.SZ	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 July 2026, within its scope of consolidation, the Issuer was newly involved in 9 pending litigation and arbitration cases as compared to the previous statistical point in time (30 June 2026), each with a disputed amount of over RMB50 million, totaling approximately RM1.810 billion.

II. Dishonesty and Asset Restrictions

According to the China Enforcement Information Disclosure Network, combined with data from a third-party platform, as of 31 July 2026, there was no new instance of the Issuer itself being listed as a dishonest judgment debtor as compared to the previous statistical point in time (30 June 2026).

According to the China Enforcement Information Disclosure Network, combined with data from a third-party platform, as of 31 July 2026, the Issuer itself had 16 new enforcement records as compared to the previous statistical point in time (30 June 2026), involving a total new enforcement amount of RMB1.416 billion.

According to the National Enterprise Credit Information Publicity System, combined with data from a third-party platform, as of 31 July 2026, 2 new entries of equity interests in subsidiaries and associated companies was frozen due to the Issuer itself being a judgment debtor as compared to the previous statistical point in time (30 June 2026), involving a total amount of equity interests of approximately RMB46 million.

III. Debts Overdue

According to the statistics of the Issuer, as of 31 July 2026, the Issuer recorded a net decrease of RMB83 million in defaulted debts within its scope of consolidation as compared to the previous statistical point in time (30 June 2026), 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 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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(This page contains no body text and is the seal page of the Announcement of Country Garden Real Estate Group Co., Ltd. on Major Corporate Matters)

Country Garden Real Estate Group Co., Ltd.

28 August 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 July 2026 to the end of August 2026, the Issuer was not newly involved in any pending litigation and arbitration cases with a disputed amount of over RMB50 million within its scope of consolidation.

II. Other Relevant Significant Circumstances

According to the data from a third-party platform, from 20 July 2026 to 20 August 2026, the Issuer itself had 20 new entries of being a dishonest judgment debtor, including cases numbered (2026) Gan 0902 Zhi No. 1839 and (2026) Lu 1702 Zhi No. 1632.

According to the data from a third-party platform, from 20 July 2026 to 20 August 2026, the Issuer itself had 127 new enforcement records, including cases numbered (2026) Yue 0607 Zhi No.4420 and (2026) Chuan 1423 Zhi No.777, involving a total new enforcement amount of RMB320 million.

According to the data from a third-party platform, from 20 July 2026 to 20 August 2026, no equity interests in subsidiaries and associated companies were frozen due to the Issuer itself being a judgment debtor.

III. Debts Overdue

According to the statistics of the Issuer, from the end of July 2026 to the end of August 2026, 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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(This page contains no body text and is the seal page of the Announcement of Giant Leap Construction Technology Group Co., Ltd. on Major Corporate Matters)

Giant Leap Construction Technology Group Co., Ltd.

28 August 2026