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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 Announcement of Country Garden Real Estate Group Co., Ltd. on Major Corporate Matters (bond codes: 163015, 175214, 175366, 149407, 149509, 149632 and 149748) published by the subsidiary of the Company, Country Garden Real Estate Group Co., Ltd. (碧桂園地產集團有限公司), on the website of the SSE and/or the website of the Shenzhen Stock Exchange of the People's Republic of China.

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, 17 November 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 12 November 2026, the Issuer and its subsidiaries were newly involved in 8 pending litigation and arbitration cases as compared to 5 November 2026, each with a disputed amount of over RMB50 million, totaling approximately RMB1.157 billion.

II. Dishonesty and Asset Restrictions

According to the China Enforcement Information Disclosure Network, combined with data from a third-party platform, as of 12 November 2026, the Issuer itself had no new instance of being listed as a dishonest judgment debtor as compared to 5 November 2026.

According to the China Enforcement Information Disclosure Network, combined with data from a third-party platform, as of 12 November 2026, the Issuer itself had no new enforcement record as compared to 5 November 2026.

According to the National Enterprise Credit Information Publicity System, combined with data from a third-party platform, as of 12 November 2026, no new equity interests held by the Issuer itself were subject to judicial freezing as compared

to 5 November 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

As of 12 November 2026, the Issuer and its subsidiaries had additional overdue interest-bearing debts of approximately RMB374 million as compared to 5 November 2026.

The above represents preliminary statistics compiled by the Issuer and has not been audited. It may differ from the final audited figures, which shall prevail.

IV. Impact Analysis and Countermeasures

The above matters may have a certain adverse impact on the Issuer's production, operations and ability to repay debts. The Issuer will closely monitor the progress of the above matters and continue to negotiate and communicate with the relevant institutions and creditors, with a view to resolving the relevant debt issues properly as soon as practicable.

The Issuer will, in accordance with the relevant rules and requirements, duly perform its information disclosure obligations and safeguard the legitimate rights and interests of investors. Investors are advised to be mindful of investment risks.

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

17 November 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 12 November 2026, the Issuer and its subsidiaries were newly involved in 8 pending litigation and arbitration cases as compared to 5 November 2026, each with a disputed amount of over RMB50 million, totaling approximately RMB1.157 billion.

II. Dishonesty and Asset Restrictions

According to the China Enforcement Information Disclosure Network, combined with data from a third-party platform, as of 12 November 2026, the Issuer itself had 2 new instances of being listed as a dishonest judgment debtor as compared to 5 November 2026, involving a total new enforcement amount of approximately RMB253 million.

According to the China Enforcement Information Disclosure Network, combined with data from a third-party platform, as of 12 November 2026, the Issuer itself had 4 new enforcement records as compared to 5 November 2026, involving a total new enforcement amount of approximately RMB140 million.

According to the National Enterprise Credit Information Publicity System, combined with data from a third-party platform, as of 12 November 2026, 3 new entries of equity interests in subsidiaries and associated companies were frozen due to the Issuer itself being a judgment debtor as compared to 5 November 2026, involving an amount of frozen equity interests of approximately RMB140 million.

III. Debts Overdue

As of 12 November 2026, the Issuer and its subsidiaries had additional overdue interest-bearing debts of approximately RMB370 million as compared to 5 November 2026.

The above represents preliminary statistics compiled by the Issuer and has not been audited. It may differ from the final audited figures, which shall prevail.

IV. Impact Analysis and Countermeasures

The above matters may have a certain adverse impact on the Issuer's production, operations and ability to repay debts. The Issuer will closely monitor the progress of the above matters and continue to negotiate and communicate with the relevant institutions and creditors, with a view to resolving the relevant debt issues properly as soon as practicable.

The Issuer will, in accordance with the relevant rules and requirements, duly perform its information disclosure obligations and safeguard the legitimate rights and interests of investors. Investors are advised to be mindful of investment risks.

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.

17 November 2026