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)

PROFIT WARNING
INSIDE INFORMATION ANNOUNCEMENT

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 six months ended 30 June 2025 and other information currently available, the Group is expected to record a loss for the period ranging from approximately RMB18.5 billion to RMB21.5 billion for the six months ended 30 June 2025 as compared to the loss for the period of approximately RMB15.1 billion for the six months ended 30 June 2024. The expected loss for the period is primarily attributable to (1) a reduction in the scale of settlement for real estate development projects, with gross profit margin remaining at a low level; and (2) an increase in asset impairments related to real estate projects, taking into account the changes in industry, market and business environment.

The Group has maintained stable production and operation by implementing a strategy of extreme income and expenditure, optimizing resource utilization, and establishing diverse dynamic mechanisms to strengthen its planning and operational management system. During the reporting period, the Group and its joint ventures and associates together delivered a total of approximately 74,000 housing units. Meanwhile, the Group's utmost concern is the debt risk resolution. Through active communication with stakeholders to facilitate various proactive debt management initiatives, including the overall restructuring of offshore debts, the reasonable extension of debt maturity and the moderate reduction of finance costs, the Group is gradually establishing a long-term, sustainable and healthy capital structure.

The Group will continue to exert every effort to drive operational improvements. By systematically adjusting its organizational structure and resource allocation, the Group is dedicated to reaching strategies and objectives in phases, accelerating the development of core competencies aligned with the new real estate model, and facilitating the Company's timely return to a sustainable development cycle.

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 interim results announcement of the Company for the six months ended 30 June 2025, which is expected to be published in late August 2025.

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
MO Bin
President and Executive Director

Foshan, Guangdong Province, the PRC, 22 August 2025

As of the date of this announcement, the executive Directors of the Company are Ms. YANG Huiyan (Chairman), Mr. MO Bin (President), Ms. YANG Ziying, Dr. CHENG Guangyu 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.