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 Giant Leap Construction Technology Group Co., Ltd. (騰越建築科技集團有限公司), a Subsidiary, and Relevant Principals on the Receipt of Administrative Regulatory Measures from Guangdong Securities Regulatory Bureau of the China Securities Regulatory Commission (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 document attached for the Announcement of Giant Leap Construction Technology Group Co., Ltd. on lt and Relevant Principals on the Receipt of Administrative Regulatory Measures from Guangdong Securities Regulatory Bureau of the China Securities Regulatory Commission (Bond code: 136780) published by Giant Leap Construction Technology Group Co., Ltd., a subsidiary of the Company, on the website of the SSE.

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
MO Bin
President and Executive Director

Foshan, Guangdong Province, the PRC, 21 November 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.

ANNOUNCEMENT OF COUNTRY GARDEN HOLDINGS COMPANY LIMITED ON GIANT LEAP CONSTRUCTION TECHNOLOGY GROUP CO., LTD., A SUBSIDIARY, AND RELEVANT PRINCIPALS ON THE RECEIPT OF ADMINISTRATIVE REGULATORY MEASURES FROM GUANGDONG SECURITIES REGULATORY BUREAU OF THE CHINA SECURITIES REGULATORY COMMISSION

Giant Leap Construction Technology Group Co., Ltd. (hereinafter referred to as "Giant Leap Construction"), a subsidiary of Country Garden Holdings Company Limited (hereinafter referred to as "Country Garden Holdings", together with its subsidiaries, the "Issuer"), recently received the Decision of Administrative Regulatory Measures issued by Guangdong Securities Regulatory Bureau of the China Securities Regulatory Commission (hereinafter referred to as "Guangdong Bureau"). The relevant information is hereby announced as follows:

I. Issuance of Warning Letters

Due to Giant Leap Construction 's failure to timely disclose changes in the company name, changes in more than one-third of its directors, more than two-thirds of its supervisors, and its general manager, as well as Giant Leap Construction being listed as a dishonest party subject to enforcement and significant litigation and arbitration matters, Guangdong Bureau took administrative regulatory measures by issuing warning letters to Giant Leap Construction, Yang Huiyan (then Chairman of Giant Leap Construction), Chen Jiajia (person-in-charge of information disclosure affairs), and Yang Zehui (director, general manager and person-in-charge of information disclosure affairs).

II. Impact Analysis and Response Measures

The Issuer and Giant Leap Construction attach great importance to the above regulatory measures and will take them as a lesson, strictly abide by the bond information disclosure requirements, fulfill their information disclosure obligations in accordance with the law, and earnestly safeguard the legitimate interests of bondholders.

The relevant matters do not constitute a breach of the commitments or agreements in the prospectus, and will not have a material and adverse impact on the Issuer's daily management, production and operation, and debt repayment ability.

Announcement is hereby made.

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Country Garden Holdings Company Limited

21 November 2025

ANNOUNCEMENT OF GIANT LEAP CONSTRUCTION TECHNOLOGY GROUP CO., LTD. ON IT AND RELEVANT PRINCIPALS ON THE RECEIPT OF ADMINISTRATIVE REGULATORY MEASURES FROM GUANGDONG SECURITIES REGULATORY BUREAU OF THE CHINA SECURITIES REGULATORY COMMISSION

Giant Leap Construction Technology Group Co., Ltd. (hereinafter referred to as the "Issuer") recently received the Decision of Administrative Regulatory Measures issued by Guangdong Securities Regulatory Bureau of the China Securities Regulatory Commission (hereinafter referred to as "Guangdong Bureau"). The relevant information is hereby announced as follows:

I. Issuance of Warning Letters

Due to the Issuer's failure to timely disclose changes in the company name, changes in more than one-third of its directors, more than two-thirds of its supervisors, and its general manager, as well as the company being listed as a dishonest party subject to enforcement and significant litigation and arbitration matters, Guangdong Bureau took administrative regulatory measures by issuing warning letters to the Issuer, Yang Huiyan (then Chairman), Chen Jiajia (person-in-charge of information disclosure affairs), and Yang Zehui (director, general manager and person-in-charge of information disclosure affairs).

II. Impact Analysis and Response Measures

The Issuer and the relevant responsible parties attach great importance to the above regulatory measures and will take them as a lesson, strictly abide by the bond information disclosure requirements, fulfill their information disclosure obligations in accordance with the law, and earnestly safeguard the legitimate interests of bondholders.

The relevant matters do not constitute a breach of the commitments or agreements in the prospectus, and will not have a material and adverse impact on the Issuer's daily management, production and operation, and debt repayment ability.

Announcement is hereby made.

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Giant Leap Construction Technology Group Co., Ltd.

21 November 2025