July 2, 2026

Country Garden Holdings Company Limited (the "Company")
Announcement of the Payment of PIK Interest with respect to the 2.5% Senior Notes due 2032 (the "2032 Notes"), the 2.0% Senior Notes due 2034 (the "2034 Notes") and the 1.0% Senior Notes due 2036 (the "2036 Notes")

and the cancellation of the 2034 Notes and the zero coupon secured guaranteed mandatory convertible bonds due 2034 (the "2034 MCBs")

Reference is hereby made to the Indenture, dated as of December 30, 2025, as amended, supplemented or modified from time to time, governing the 2032 Notes (the "**2032 Notes Indenture**"), the Indenture, dated as of December 30, 2025, as amended, supplemented or modified from time to time, governing the 2034 Notes (the "**2034 Notes Indenture**"), and the Indenture, dated as of December 30, 2025, as amended, supplemented or modified from time to time, governing the 2036 Notes (the "**2036 Notes Indenture**", and together with the 2032 Notes Indenture and the 2034 Notes Indenture, the "**Indentures**"). Capitalized terms used but not defined herein shall have the meanings given to them in the Indentures. The Company announced today that:

1 In accordance with Section 2.4(b) of the 2032 Notes Indenture, the Company has elected to pay interest in an amount of US$64,987,807.42 on June 30, 2026, which is calculated on the basis of an Interest Accrual Basis for the Notes of US$2,599,512,284, consisting of PIK Interest in an amount of US$51,990,246 (calculated at an interest rate of 4.0% per annum using a 360-day year comprising twelve 30-day months) and Cash Interest in an amount of US$12,997,561.42 (calculated at an interest rate of 1.0% per annum using a 360-day year comprising twelve 30-day months). Accordingly, the outstanding principal amount of the relevant Notes has been increased by US$51,990,246 to US$2,651,502,530 as at June 30, 2026.

2 In accordance with clause 2.5 of the holding period trust deed dated December 30, 2025, the Company has taken steps to cancel the 2034 Notes in an aggregate principal amount of US$197,900,096 with effect from June 29, 2026. Accordingly, the outstanding principal amount of the 2034 Notes has been decreased by US$197,900,096 to US$895,370,849 as at June 29, 2026. Subsequently, in accordance with Section 2.4(b) of the 2034 Notes Indenture, the Company has elected to pay interest in an amount of US$10,072,923 on June 30, 2026, consisting of PIK Interest in an amount of US$10,072,923, which is calculated on the basis of an Interest Accrual Basis for the Notes of US$895,370,849, an interest rate of 2.25% per annum and a 360-day year comprised of twelve 30-day months, and Cash Interest in an amount of US$0. Accordingly, the outstanding principal amount of the relevant Notes has been increased by US$10,072,923 to US$905,443,772 as at June 30, 2026.

3 In accordance with Section 2.4(b) of the 2036 Notes Indenture, the Company has elected to pay interest in an amount of US$6,521,058 on June 30, 2026, consisting of PIK Interest in an amount of US$6,521,058, which is calculated on the basis of an Interest Accrual Basis for the Notes of US$1,043,369,008, an interest rate of 1.25% per annum and a 360-day year comprised of twelve 30-day months, and Cash Interest in an amount of US$0. Accordingly, the outstanding principal amount of the relevant Notes has been increased by US$6,521,058 to US$1,049,890,066 as at June 30, 2026.

4 Further, in accordance with clause 2.5 of the holding period trust deed dated December 30, 2025, the Company has taken steps to cancel the 2034 MCBs in an aggregate principal amount of US$106,562,457 with effect from June 29, 2026. Accordingly, the outstanding principal amount of the 2034 MCBs has been decreased by US$106,562,457 to US$497,189,056 as at June 29, 2026.