中國海外發展有限公司
CHINA OVERSEAS LAND & INVESTMENT LTD.
(incorporated in Hong Kong with limited liability)
(Stock Code: 688)

FINANCIAL AND BUSINESS REVIEW FOR THE FIRST QUARTER OF 2019

The following description provides certain unaudited financial data relating to the performance of China Overseas Land & Investment Limited (the "Company") and its subsidiaries (collectively referred to as the "Group") in the first quarter of 2019 and also the business review and prospect of the Group.

Financial Performance

For the three months ended 31 March 2019, the revenue of the Group's operations was HK$28.18 billion, while the operating profit was HK$8.68 billion, representing an increase of 5.3% comparing with the same period in last year.

The Group, together with its joint ventures and associates, secured contracted property sales amounting to HK$79.54 billion for the three months ended 31 March 2019, representing an increase of 20.8% comparing with the same period in last year. The Group will strive to meet the annual sales target of not less than HK$350.0 billion.

Financial Position

At 31 March 2019, the Group's bank balances and cash amounted to HK$95.98 billion while the net gearing was 38.3%. With the Group's stable finances and adequate cash reserves, it is still well positioned to seize opportunities in the market.

Business Review and Prospects

During the first quarter of 2019, global economic growth continued to slow, while the domestic macroeconomy endured further downward pressure. However, mitigating prospects emerged in the Sino-United States trade dispute, and the monetary policies and market liquidity of major economies slightly improved. The Group is firmly convinced that the economy of China is still in a period of important strategic opportunity. It is expected that the real estate market in mainland China will develop steadily through the year against a background of stable land prices, housing prices and market expectations. Also, the readjustment of Hong Kong's real estate market after recent price highs will be conducive to its sustained and healthy development. The Group has confidence in the development of China's economy and its own development strategy, and adheres to a strategic development approach that seeks steady progress amid stability.

During the first quarter of 2019, the Group acquired eight land parcels in seven mainland cities and in Hong Kong at an aggregated attributable land premium of HK$19.21 billion, adding a total gross floor area of 1.67 million sq m (attributable interest of 1.62 million sq m).

General

This announcement may contain forward-looking statements that involve risks and uncertainties. The shareholders of the Company and potential investors should not place undue reliance on these forward-looking statements, which reflect only our belief as of the date of these statements. These forward-looking statements are based on the Group's own information and on information from other sources we believe to be reliable. The Group's actual results may be materially different from those expressed or implied by these forward-looking statements, which could affect the market price of the Company's share.

The shareholders of the Company and potential investors should note that **all the figures contained herein are unaudited. Accordingly, figures and discussions contained in this announcement should in no way be regarded as to provide any indication or assurance on the financial results of the Group for the three months ended 31 March 2019.**

The shareholders of the Company and potential investors are urged to exercise caution in dealing in the securities of the Company and are recommended to consult their own professional advisers if they are in doubt as to their investment positions.

By order of the Board
China Overseas Land & Investment Limited
Yan Jianguo
Chairman and Chief Executive Officer

Hong Kong, 18 April 2019

As at the date of this announcement, Mr. Yan Jianguo (Chairman and Chief Executive Officer), Mr. Luo Liang and Mr. Guo Guanghui are the executive directors; Mr. Chang Ying is the non-executive director; and Mr. Lam Kwong Siu, Dr. Fan Hsu Lai Tai, Rita and Mr. Li Man Bun, Brian David are the independent non-executive directors of the Company.

The review for first quarter 2019 is published on the Company's website (http://www.coli.com.hk) and the website of The Stock Exchange of Hong Kong Limited (http://www.hkexnews.hk).