

*Hong Kong Exchanges and Clearing Limited and The Stock Exchange of Hong Kong Limited take no responsibility for the contents of this announcement, make no representation as to its accuracy or completeness and expressly disclaim any liability whatsoever for any loss howsoever arising from or in reliance upon the whole or any part of the contents of this announcement.*



**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)**

**LAND ACQUISITION UPDATE  
FOR THE ELEVEN MONTHS ENDED 30 NOVEMBER 2019**

China Overseas Land & Investment Limited (the “**Company**”) wishes to provide to its shareholders the below update on the land acquisitions carried out by the Company and China Overseas Grand Oceans Group Limited (“**COGO**”), an associate of the Company, for the eleven months ended 30 November 2019 (the “**Land Acquisition Update**”). The Land Acquisition Update is also available on the website of the Company ([www.coli.com.hk](http://www.coli.com.hk)).

For November 2019, the Company (together with its subsidiaries (collectively, the “**Group**”)) acquired 6 land parcels in Beijing, Shenzhen, Changchun, Ningbo, Harbin and Hong Kong with aggregate attributable gross floor area (“**GFA**”) of approximately 978,243.19 square meters, of which two will be developed in form of cooperation projects. The land premium payable by the Group in respect of the relevant land acquisitions amounted to approximately RMB16,857.53 million.

In addition, for November 2019, COGO (together with its subsidiaries (collectively, the “**COGO Group**”)) acquired 5 land parcels in Shantou, Guangdong Province, Jilin, Jilin Province, Xuzhou, Jiangsu Province and Hohhot, Inner Mongolia with an attributable GFA of 793,189.00 square meters. The land premium payable by the COGO Group in respect of such land parcels amounted to approximately RMB2,569.95 million.

Details of the land acquisitions are set out below for reference:

<b>Land parcels acquired by the Group in 2019</b>								
No.	Date of acquisition	City in which land acquired is located	Name of development project	Percentage interest attributable to the Company	Land area (m <sup>2</sup> )	Total GFA (m <sup>2</sup> )	Attributable GFA (m <sup>2</sup> )	Land premium (RMB mn) <i>(Note 1)</i>
1	February	Shanghai	Putuo District Project	100%	30,603.00	121,189.00	121,189.00	3,979.00
2	February	Taiyuan	Wanbailin District Project #1	100%	45,095.76	220,141.00	220,141.00	358.40
3	February	Beijing	Daxing District Project #1	100%	79,276.91	273,372.00	273,372.00	4,440.00
4	March	Shenyang	Shenbei New District Project	100%	124,689.00	418,064.00	418,064.00	1,558.61
5	March	Shijiazhuang	Zhengding New District Project	100%	50,338.71	136,965.45	136,965.45	800.00
6	March	Foshan	Shunde District Project	100%	76,338.65	231,300.00	231,300.00	1,849.62
7	March	Dalian	Ganjingzi District Project #1	100%	81,514.10	201,300.00	201,300.00	982.68
8	March	Hong Kong	Kai Tak Project #1	30%	9,583.00	67,081.00	20,124.30	2,534.59 <i>(Note 2)</i>
9	April	Guangzhou	Liwan District Project	100%	12,460.00	78,956.00	78,956.00	1,965.71
10	April	Guangzhou	Panyu District Project	100%	28,801.00	123,247.00	123,247.00	1,390.67
11	April	Dongguan	Wanjiang District Project	100%	25,534.59	123,345.00	123,345.00	1,437.86
12	April	Xiamen	Jimei District Project	100%	44,628.46	183,657.00	183,657.00	3,860.00
13	April	Shenyang	Heping District Project	100%	2,982.32	6,561.10	6,561.10	27.56
14	April	Hangzhou	Xiacheng District Project	100%	24,598.00	96,665.00	96,665.00	1,734.75
15	April	Suzhou	Industrial Park District Project	100%	78,440.69	184,973.84	184,973.84	3,563.60
16	April	Ningbo	Haishu District Project	100%	71,182.00	233,790.00	233,790.00	3,397.16
17	May	Hong Kong	Kai Tak Project #2	18%	9,765.00	107,760.00	19,396.80	1,948.93 <i>(Note 3)</i>
18	May	Shenyang	Hunnan District Project	100%	71,986.03	203,016.00	203,016.00	841.16
19	June	Dalian	Ganjingzi District Project #2	100%	48,489.80	84,300.00	84,300.00	935.87
20	June	Guiyang	Guanshanhu District Project	100%	185,121.10	617,826.04	617,826.04	3,630.10
21	June	Harbin	Daoli District Project	100%	41,698.00	166,555.00	166,555.00	1,061.31
22	June	Shenzhen	Guangming District Project	100%	46,019.51	237,806.00	237,806.00	5,408.00
23	June	Yantai	Fushan District Project	100%	90,131.00	292,599.00	292,599.00	564.40
24	June	Zhengzhou	Gaoxin District Project	65%	75,987.94	229,840.79	149,396.51	827.44
25	July	Yantai	Laishan District Project	100%	99,501.70	289,200.00	289,200.00	1,610.50
26	July	Taiyuan	Wanbailin District Project #2	100%	79,660.47	352,243.00	352,243.00	605.90
27	July	Taiyuan	Wanbailin District Project #3	100%	69,606.19	376,898.00	376,898.00	585.10
28	July	Beijing	Fengtai District Project	100%	59,111.51	307,696.00	307,696.00	7,940.00
29	July	Hong Kong	Kai Tak Project #3	20%	16,385.00	142,217.00	28,443.40	2,232.01 <i>(Note 4)</i>
30	July	Chengdu	Tianfu New District Project	100%	66,629.89	187,450.00	187,450.00	1,858.97
31	July	Tianjin	Haihe Education Park Project	100%	115,998.80	221,232.00	221,232.00	1,900.00
32	July	Dalian	Ganjingzi District Project #3	100%	172,348.54	479,384.00	479,384.00	2,998.53

33	July	Changsha	Yuelu District Project #1	100%	76,606.34	238,479.00	238,479.00	1,323.69
34	July	Changsha	Yuelu District Project #2	100%	116,006.91	355,887.00	355,887.00	2,004.59
35	July	Xi'an	Bahe New District Project	100%	53,654.96	181,163.00	181,163.00	974.30
36	September	Tianjin	Hexi District Project	100%	40,085.40	144,780.00	144,780.00	2,220.00
37	September	Xi'an	Gaoxin District Project	100%	46,508.79	175,239.00	175,239.00	560.00
38	September	Changchun	Economic Development Zone Project	100%	105,522.00	275,467.00	275,467.00	1,147.45
39	September	Beijing	Daxing District Project #2	100%	45,889.50	175,180.00	175,180.00	3,270.00
40	September	Shanghai	Changning District Project	100%	16,707.60	57,406.57	57,406.57	1,242.00
41	October	Zhuhai	Jinwan District Project	100%	57,312.53	128,666.31	128,666.31	1,173.00
42	October	Guangzhou	Haizhu District Project	100%	43,888.00	203,445.00	203,445.00	5,096.02
43	November	Beijing	Shijingshan District Project	80%	61,068.41	241,144.00	192,915.20	4,080.00
44	November	Shenzhen	Longhua District Project	100%	27,390.52	195,106.00	195,106.00	5,020.00
45	November	Changchun	Gaoxin District Project	100%	145,948.00	266,532.00	266,532.00	1,162.87
46	November	Ningbo	Jiangbei District Project	100%	50,880.00	162,531.84	162,531.84	1,967.14
47	November	Harbin	Daowai District Project	100%	25,800.10	113,765.35	113,765.35	353.74
48	November	Hong Kong	Kai Tak Project #4	30%	18,353.00	157,976.00	47,392.80	4,273.78 <i>(Note 5)</i>
<b>Sub-total for the Group:</b>					<b>2,966,128.73</b>	<b>10,069,398.29</b>	<b>9,581,048.51</b>	<b>104,697.01</b>
<b>Land acquisitions by the COGO Group in 2019</b>								
					<b>Land area (m<sup>2</sup>)</b>	<b>Total GFA (m<sup>2</sup>)</b>	<b>Attributable GFA (m<sup>2</sup>)</b>	<b>Land premium (RMB mn) <i>(Note 1)</i></b>
<b>Sub-total for the COGO Group:</b>					<b>1,887,094.88</b>	<b>5,665,510.00</b>	<b>4,864,223.44</b>	<b>20,479.80</b>
<b>TOTAL:</b>					<b>4,853,223.61</b>	<b>15,734,908.29</b>	<b>14,445,271.95</b>	<b>125,176.81</b>

*Notes:*

1. *The land premium illustrated in the table above represents the full sum of land premium payable by the Group in respect of the relevant acquisition.*
2. *Exchange rate of HK\$ to RMB is 0.854.*
3. *Exchange rate of HK\$ to RMB is 0.86.*
4. *Exchange rate of HK\$ to RMB is 0.876.*
5. *Exchange rate of HK\$ to RMB is 0.893.*

The above Land Acquisition Update has been prepared based on the respective internal management records of the Company and COGO which have not been audited nor reviewed by external auditors, and as such the data contained therein is for investors' information only. Such data may differ from the figures to be disclosed in the audited or unaudited consolidated financial statements to be published by the Company and COGO on an annual, semi-annual or quarterly basis due to various uncertainties during the process of collection and collating of such data. The Land Acquisition Update does not constitute, nor should it be construed as, an offer or solicitation for the purchase or sale of any securities or financial instruments of the Company or any of its subsidiaries, joint ventures or associates. It does not and is not intended to provide any investment service or investment advice.

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

Hong Kong, 5 December 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.*