中國海外宏洋集團有限公司
CHINA OVERSEAS GRAND OCEANS GROUP LTD.

(incorporated in Hong Kong with limited liability)
(Stock Code: 00081)

FINANCIAL AND BUSINESS REVIEW FOR THE FIRST QUARTER OF 2020

The following description provides certain unaudited financial data relating to the performance of China Overseas Grand Oceans Group Limited (the "Company") and its subsidiaries (collectively referred to as the "Group") in the first quarter of 2020.

Financial Performance

The Group turnover was approximately RMB3,698 million (the corresponding period in 2019: RMB2,634 million) for the three months ended 31 March 2020 while the operating profit for the quarter was approximately RMB639 million (the corresponding period in 2019: RMB533 million).

Business Review

In the first quarter of 2020, the Group and its associates and joint ventures recorded contracted property sales of approximately RMB8,189 million for an aggregated area of about 711,900 square meters (sq.m.) sold. Also, as at 31 March 2020, the balance of preliminary sales pending the completion of sales and purchase agreements was approximately RMB2,836 million for an aggregated area of about 226,400 sq.m..

At the end of this quarter, the epidemic has been easing in mainland China. The Group actively implemented epidemic prevention and control in its properties and communities and speeded up the resume of work and production orderly.

During this quarter, the Group newly entered into two cities Taizhou, Jiangsu Province and Langfang, Hebei Province, and together with land acquired in four other cities namely Zibo, Hefei, Huizhou and Yancheng, it totally added six parcels of land with total attributable gross floor area of approximately 1,229,700 sq.m. for attributable land cost of approximately RMB5,488 million. As at 31 March 2020, the Group and its associates and joint ventures have a total landbank available to build gross floor area of approximately 25.2 million sq.m. (of which, 22.8 million sq.m. are attributable to the Group, including the interests in joint ventures) in the PRC.

The Group would maintain a professional and prudent financial management of the financial resources and also continue to closely monitor the impacts from the epidemic, external economic environment, volatility of exchange rate of RMB and national policy changes to the business operations in order to maximize its shareholders' returns in the long term.

General

This announcement may contain forward-looking statements that involve risks and uncertainties. The Company's shareholders 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 Company's shareholders 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 2020.

The Company's shareholders 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 of Directors
China Overseas Grand Oceans Group Limited
Zhuang Yong
Chairman and Executive Director

Hong Kong, 20 April 2020

As at the date of this announcement, the board of directors of the Company comprises eight directors, of which three are executive directors, namely, Mr. Zhuang Yong, Mr. Yang Lin and Mr. Paul Wang Man Kwan; two non-executive directors, namely Mr. Yan Jianguo and Mr. Billy Yung Kwok Kee, and three independent non-executive directors, namely Dr. Timpson Chung Shui Ming, Mr. Jeffrey Lam Kin Fung and Mr. Dantes Lo Yiu Ching.

The review for first quarter of 2020 is published on the Company's website (http://www.cogogl.com.hk), the website of The Stock Exchange of Hong Kong Limited (http://www.hkexnews.hk) and the website of EQS TodayIR Ltd (http://www.todayir.com/en/showcases.php?code=81).