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 THIRD 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 third quarter of 2020.

Financial Performance

For the nine months ended 30 September 2020, the Group revenue was RMB28,082 million, representing an increase of 36.9% comparing with the same period last year; while the operating profit was RMB6,853 million, recording an increase of 15.3% comparing with the same period last year. The revenue and operating profit of the Group for the third quarter of 2020 were RMB11,973 million and RMB2,451 million respectively.

Business Review

In the third quarter of 2020, sales of properties were satisfactory. Total contracted property sales of the Group and its associates and joint ventures reached RMB16,736 million for an aggregated contracted area of about 1,308,300 sq.m.. For the nine months ended 30 September 2020, the accumulated contracted property sales amounted to RMB44,604 million for an aggregated contracted area of about 3,729,000 sq.m., with year-on-year increase of 15.6% and 4.6% respectively. Also, as at 30 September 2020, the balance of preliminary sales pending the completion of sales and purchase agreements was RMB1,604 million for an aggregated contracted area of 109,300 sq.m..

Progress for all development projects was satisfactory.

During this quarter, the Group further expanded to a new city, namely Tianshui, Gansu Province. Together with the land replenishment in Hohhot, Zunyi, Yancheng, Yinchuan, Hefei, Tangshan, Lanzhou and Shantou, the Group acquired thirteen parcels of land in total with an attributable gross floor area of approximately 2,804,200 sq.m. for attributable land costs of approximately RMB12,836 million.

As at 30 September 2020, the Group and its associates together have a total landbank available to build gross floor area of approximately 28.0 million sq.m. (of which, 25.5 million sq.m. are attributable to the Group, including the interests in associates) in the PRC.

Again, the Group continuously implements pandemic prevention measures, maintains a professional and prudent financial management of the financial resources and also closely monitors the impacts from the pandemic, external economic environment and national policy changes to the business operations.

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 nine months ended 30 September 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, 22 October 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 the third 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).