

*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)**

## **PROPERTY SALES AND LAND ACQUISITION UPDATES FOR THE FOUR MONTHS ENDED 30 APRIL 2021**

China Overseas Land & Investment Limited (the “**Company**”) is pleased to announce certain operating data of the Company, together with its subsidiaries, joint ventures and associates (collectively, the “**China Overseas Series of Companies**”) for the four months ended 30 April 2021 (the “**Property Sales and Land Acquisition Updates**”). This announcement is also available on the website of the Company ([www.coli.com.hk](http://www.coli.com.hk)).

### **1. Property Sales Update**

For April 2021, the contracted property sales of the China Overseas Series of Companies amounted to approximately RMB31.726 billion, with a year-on-year increase of 13.5%; and the corresponding gross floor area (“**GFA**”) sold was approximately 1,485,100 square meters, remained flat year-on-year. Details of the contracted property sales and the corresponding GFA are set out in Table 1 below.

From January to April 2021, the accumulated contracted property sales of the China Overseas Series of Companies amounted to approximately RMB121.137 billion and the accumulated corresponding GFA sold was approximately 5,914,900 square meters, with year-on-year increase of 38.2% and 23.5% respectively.

In addition, as at 30 April 2021, the China Overseas Series of Companies had recorded subscribed property sales of approximately RMB30.396 billion, which are expected to be turned into contracted property sales in the following months.

Table 1: Contracted property sales of and the corresponding GFA sold by the China Overseas Series of Companies for April 2021

	<b>Contracted property sales (RMB'00 million)</b>	<b>Contracted area sold GFA ('0000 sq.m.)</b>
<b>The Company and its subsidiaries</b>		
<i>Regional Breakdown<sup>(Note 1)</sup></i>		
<b>Hua Nan Region</b>	46.91	17.52
<b>Hua Dong Region</b>	49.50	13.58
<b>Hua Bei Region</b>	78.02	25.55
<b>Northern Region</b>	15.32	9.66
<b>Western Region</b>	27.27	19.44
<b>Hong Kong and Macau</b>	0.82	0.06
<i>Sub-total for the Company and its subsidiaries</i>	217.84	85.82
<b>Joint ventures and associates of the Company</b>	37.82	14.86
<b>China Overseas Grand Oceans Group Limited</b>	61.60	47.83
<b>Total</b>	317.26	148.51

## 2. Land Acquisition Update

For April 2021, the Company (together with its subsidiaries (collectively, the “**Group**”)) acquired 1 land parcel in Chongqing with an aggregate attributable GFA of approximately 37,597.00 square meters. The land premium payable by the Group in respect of the relevant land acquisition amounted to approximately RMB364.00 million. From January to April 2021, the aggregate attributable GFA of the land acquired by the Group was approximately 1,880,754.32 square meters and the aggregate land premium payable by the Group amounted to approximately RMB17,992.55 million.

In addition, for April 2021, China Overseas Grand Oceans Group Limited (“**COGO**”, together with its subsidiaries (collectively, the “**COGO Group**”)) acquired 1 land parcel in Weifang, Shandong Province with an aggregate attributable GFA of approximately 60,972.00 square meters. The land premium payable by the COGO Group in respect of such land parcel amounted to approximately RMB123.37 million.

Details of the land acquisitions by the Group and COGO Group are set out in Table 2 below.

Table 2: Details of the land acquisitions acquired by the Group during April 2021

<b>Land parcels acquired by the Group during April 2021</b>								
No.	City in which land acquired is located	Name of development project	Percentage interest attributable to the Company	Land area (sq.m.)	Total GFA (sq.m.)	Attributable GFA (sq.m.)	Land premium (RMB mn) <i>(Note 2)</i>	
1	Chongqing	Yubei District Project	100%	9,512.00	37,597.00	37,597.00	364.00	
<i>Sub-total for the Group:</i>				<b>9,512.00</b>	<b>37,597.00</b>	<b>37,597.00</b>	<b>364.00</b>	
<b>Land acquisitions by the COGO Group during April 2021</b>					Land area (sq.m.)	Total GFA (sq.m.)	Attributable GFA (sq.m.)	Land premium (RMB mn) <i>(Note 2)</i>
<i>Sub-total for the COGO Group:</i>					19,038.00	60,972.00	60,972.00	123.37
<b>TOTAL:</b>					<b>28,550.00</b>	<b>98,569.00</b>	<b>98,569.00</b>	<b>487.37</b>

*Note:*

- 1. The regional breakdown is based on the locations of the regional headquarters responsible for the management of the relevant development projects, and is for reference only. The updates for cities covered in each region are set out in the annual report and interim report of the Company.*
- 2. The land premium represents the full sum of land premium payable by the Group in respect of the relevant acquisition.*

Please be informed that the Property Sales and Land Acquisition Updates have been prepared based on internal management records of the China Overseas Series of Companies 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 collecting and collating such data. The Property Sales and Land Acquisition Updates do not constitute, nor should they 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. They do not and are not intended to provide any investment service or investment advice.

**Shareholders of the Company and potential investors should exercise caution when investing or dealing in the securities of the Company. You are also recommended to consult your own professional or financial advisers if you are in any doubt as to your investment positions.**

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

Hong Kong, 6 May 2021

*As at the date of this announcement, Mr. Yan Jianguo (Chairman), Mr. Luo Liang (Vice Chairman), Mr. Zhang Zhichao (Chief Executive Officer) and Mr. Guo Guanghui are the executive directors of the Company; Mr. Zhuang Yong (Vice Chairman) and Mr. Chang Ying are the non-executive directors of the Company; and Dr. Fan Hsu Lai Tai, Rita, Mr. Li Man Bun, Brian David and Professor Chan Ka Keung, Ceajer are the independent non-executive directors of the Company.*