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UNAUDITED OPERATING STATISTICS FOR JULY 2021

The board of directors (the “**Board**”) of China Overseas Grand Oceans Group Limited (the “**Company**”) is pleased to announce certain unaudited operating statistics of the Company and its subsidiaries (the “**Group**”) and its associates and joint ventures (collectively, the “**China Overseas Grand Oceans Series of Companies**”) as follows:

For July 2021, the property contracted sales of the China Overseas Grand Oceans Series of Companies amounted to RMB4,280,000,000 and the contracted GFA reached 402,400 square meters, with a year-on-year increase of 1.3% and 21.6% respectively. From January to July 2021, the total property contracted sales amounted to RMB47,567,000,000 and the total contracted GFA reached 3,587,800 square meters, with a year-on-year increase of 48.2% and 30.4% respectively. As at the end of July 2021, the property subscription sales amounted to RMB1,403,000,000 and the subscription GFA reached 112,200 square meters.

In July 2021, the Group acquired five new projects in Chuzhou, Anhui Province, Huizhou, Guangdong Province, Taizhou, Jiangsu Province, Huai'an, Jiangsu Province and Yangzhou, Jiangsu Province with an attributable GFA of 1,173,022.73 square meters and the total attributable land cost was RMB7,447,720,000. Details of the new projects acquired during the period from 1 January to 31 July 2021 are set out in the following:

No.	Date	City	Name of Project	Attributable Interest	Land Area (m ²)	Total GFA (m ²)	Attributable GFA (m ²)	Attributable Land Cost (RMB mn)
1	07/01/2021	Anqing	Yingjiang District Project	100%	198,575.00	640,297.00	640,297.00	1,314.70
2	07/01/2021	Jiujiang	Lianxi District Project #1	100%	96,435.00	221,798.00	221,798.00	370.31
3	07/01/2021	Jiujiang	Lianxi District Project #2	100%	104,635.00	220,062.00	220,062.00	417.49
4	07/01/2021	Jiujiang	Lianxi District Project #3	100%	147,628.00	381,286.00	381,286.00	580.18
5	07/01/2021	Jiujiang	Lianxi District Project #4	100%	136,380.00	318,305.00	318,305.00	540.06
6	12/01/2021	Shaoxing	Yuecheng District Project	100%	40,067.00	136,221.00	136,221.00	1,945.00
7	22/01/2021	Zhenjiang	Danyang City Huanan Gaoxin District Project #1	100%	791.00	2,843.55	2,843.55	8.32
8	22/01/2021	Zhenjiang	Danyang City Huanan Gaoxin District Project #2	100%	1,259.00	4,525.96	4,525.96	13.25
9	05/03/2021	Hefei	Xinzhan District Project	100%	59,591.00	155,863.00	155,863.00	817.02
10	08/03/2021	Xining	Economic and Technological Development Zone Nanchuan Industrial Park District Project	100%	204,070.00	651,520.00	651,520.00	1,798.11
11	10/03/2021	Quanzhou	Taiwanese Investment Zone Project	100%	90,083.00	305,710.00	305,710.00	2,100.00

No.	Date	City	Name of Project	Attributable Interest	Land Area (m ²)	Total GFA (m ²)	Attributable GFA (m ²)	Attributable Land Cost (RMB mn)
12	11/03/2021	Shantou	Longhu District Project #1	100%	21,067.00	98,368.00	98,368.00	370.20
13	12/03/2021	Shantou	Longhu District Project #2	100%	25,652.00	119,197.00	119,197.00	428.60
14	06/04/2021	Weifang	Weicheng District Project	100%	19,038.00	60,972.00	60,972.00	123.37
15	06/05/2021	Yangzhou	Hanjiang District Project	100%	71,796.00	169,353.00	169,353.00	1,681.46
16	14/05/2021	Xuzhou	Tongshan District Project #1	100%	49,621.00	148,996.67	148,996.67	690.00
17	18/05/2021	Jinhua	Wucheng District Project	100%	93,477.00	258,517.00	258,517.00	1,375.98
18	20/05/2021	Jinhua	Yiwu City Project	100%	43,820.17	141,669.00	141,669.00	2,818.88
19	27/05/2021	Yancheng	Yandu District Project	100%	63,672.00	194,297.00	194,297.00	1,255.04
20	02/06/2021	Weinan	Gaoxin District Project	100%	87,429.00	350,369.00	350,369.00	515.00
21	04/06/2021	Zhanjiang	Xiashan District Project	100%	26,793.00	114,080.00	114,080.00	514.00
22	07/06/2021	Huizhou	Huicheng District Project #1 ^(Note)	50%	17,557.00	70,651.00	35,325.50	241.25
23	08/06/2021	Huai'an	Huai'an District Project #1	100%	34,297.00	114,306.00	114,306.00	761.00
24	18/06/2021	Hefei	Feidong County Project	100%	50,525.00	142,237.00	142,237.00	642.70
25	26/06/2021	Xuzhou	Tongshan District Project #2	100%	61,002.00	184,173.00	184,173.00	913.00
26	29/06/2021	Taizhou	Hailing District Project #1	100%	72,688.00	222,464.00	222,464.00	1,507.00
27	07/07/2021	Chuzhou	Nanqiao District Project	100%	133,950.00	366,901.00	366,901.00	2,200.00
28	13/07/2021	Huizhou	Huicheng District Project #2	100%	21,737.00	89,702.00	89,702.00	603.50
29	15/07/2021	Taizhou	Hailing District Project #2	85%	41,962.00	108,123.00	91,904.55	572.90
30	23/07/2021	Huai'an	Huai'an District Project #2	100%	142,109.00	455,202.00	455,202.00	2,805.00
31	23/07/2021	Yangzhou	Guangling New Town District Project	99.5%	76,483.00	170,164.00	169,313.18	1,266.32
Total:					2,234,189.17	6,618,173.18	6,565,778.41	31,189.64

Note: Project stake has been adjusted and the land will be developed in the form of cooperation project.

The above-mentioned operating data is unaudited and is based on preliminary internal information of the Group, which may differ from figures to be disclosed in the audited or unaudited consolidated financial statements to be published by the Company on an annual or half-yearly basis due to various uncertainties during the process of collating such operating information. As such, the above data is provided for investors' reference only. **Shareholders and investors are advised to exercise caution and not to place undue reliance on such information when dealing in the securities of the Company.** When in doubt, shareholders and investors are advised to seek professional advice from professional or financial advisers.

For and on behalf of
**CHINA OVERSEAS GRAND OCEANS
GROUP LIMITED**
Zhuang Yong
Chairman and Executive Director

Hong Kong, 5 August 2021

As at the date of this announcement, the Board 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. Guo Guanghui 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.