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## UNAUDITED OPERATING STATISTICS FOR AUGUST 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 August 2021, the property contracted sales of the China Overseas Grand Oceans Series of Companies amounted to RMB4,465,000,000 and the contracted GFA reached 447,200 square meters, with a year-on-year increase of 0.4% and 21.9% respectively. From January to August 2021, the total property contracted sales amounted to RMB52,033,000,000 and the total contracted GFA reached 4,035,000 square meters, with a year-on-year increase of 42.4% and 29.4% respectively. As at the end of August 2021, the property subscription sales amounted to RMB1,447,000,000 and the subscription GFA reached 117,100 square meters.

In August 2021, the Group acquired two new projects in Zhanjiang, Guangdong Province and Yancheng, Jiangsu Province with an attributable GFA of 179,804.79 square meters and the total attributable land cost was RMB632,650,000. Details of the new projects acquired during the period from 1 January to 31 August 2021 are set out in the following:

| No. | Date       | City      | Name of Project   | Attributable Interest | Land Area (m <sup>2</sup> ) | Total GFA (m <sup>2</sup> ) | Attributable GFA (m <sup>2</sup> ) | 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 <sup>2</sup> ) | Total GFA (m <sup>2</sup> ) | Attributable GFA (m <sup>2</sup> ) | 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 #1                      | 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 #1 <sup>(Note)</sup>  | 50%                   | 26,793.00                   | 114,080.00                  | 57,040.00                          | 257.00                          |
| 22            | 07/06/2021 | Huizhou   | Huicheng District Project #1 <sup>(Note)</sup> | 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                        |
| 32            | 18/08/2021 | Zhanjiang | Xiashan District Project #2                    | 50%                   | 76,248.00                   | 272,001.00                  | 136,000.50                         | 330.00                          |
| 33            | 31/08/2021 | Yancheng  | Yandu District Project #2                      | 24.5%                 | 45,011.00                   | 178,793.00                  | 43,804.29                          | 302.65                          |
| <b>Total:</b> |            |           |  |                       | <b>2,355,448.17</b>         | <b>7,068,967.18</b>         | <b>6,688,543.20</b>                | <b>31,565.29</b>                |

*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, 6 September 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.*