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UNAUDITED OPERATING STATISTICS FOR NOVEMBER 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 November 2021, the property contracted sales of the China Overseas Grand Oceans Series of Companies amounted to RMB5,550,000,000 and the contracted GFA reached 398,700 square meters, with a year-on-year increase of 11.0% and a year-on-year decrease of 5.0% respectively. From January to November 2021, the total property contracted sales amounted to RMB65,588,000,000 and the total contracted GFA reached 5,181,700 square meters, with a year-on-year increase of 13.9% and 9.2% respectively. As at the end of November 2021, the property subscription sales amounted to RMB1,413,000,000 and the subscription GFA reached 112,600 square meters.

In November 2021, the Group acquired one new project in Yancheng, Jiangsu Province with an attributable GFA of 40,856.74 square meters and the total attributable land cost was RMB282,440,000. Details of the new projects acquired during the period from 1 January to 30 November 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 Gaixin District Project #1	100%	791.00	2,843.55	2,843.55	8.32
8	22/01/2021	Zhenjiang	Danyang City Huanan Gaixin 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
12	11/03/2021	Shantou	Longhu District Project #1	100%	21,067.00	98,368.00	98,368.00	370.20

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)
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 #1 <i>(Note 1)</i>	50%	93,477.00	258,517.00	129,258.50	687.99
18	20/05/2021	Jinhua	Yiwu City Project <i>(Note 1)</i>	76%	43,820.17	138,361.00	105,154.36	2,142.35
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 <i>(Note 1)</i>	50%	26,793.00	114,080.00	57,040.00	257.00
22	07/06/2021	Huizhou	Huicheng District Project #1 <i>(Note 1)</i>	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 <i>(Note 1)</i>	34%	61,002.00	180,475.00	61,361.50	310.42
26	29/06/2021	Taizhou	Hailing District Project #1 <i>(Note 1)</i>	70%	72,688.00	222,464.00	155,724.80	1,054.90
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 <i>(Note 1)</i>	50%	21,737.00	89,702.00	44,851.00	301.75
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
34	08/09/2021	Shantou	Longhu District Project #3	100%	34,706.00	161,487.00	161,487.00	600.50
35	15/09/2021	Changzhou	Tianning District Project	100%	35,038.00	95,231.43	95,231.43	986.00
36	15/09/2021	Changzhou	Economic Development Zone Project	100%	48,267.00	131,185.53	131,185.53	1,110.00
37	15/09/2021	Yinchuan	Jinfeng District Project	100%	57,599.00	143,606.00	143,606.00	349.32
38	23/09/2021	Zibo	Zichuan District Project <i>(Note 2)</i>	49%	112,158.00	357,464.00	175,157.36	315.13
39	27/09/2021	Xuzhou	Economic Development Zone Project	33%	53,948.90	173,451.00	57,238.83	270.93
40	14/10/2021	Jinhua	Wucheng District Project #2	50%	69,251.00	174,025.00	87,012.50	472.98
41	09/11/2021	Yancheng	Tinghu District Project	46%	23,319.00	88,819.00	40,856.74	282.44
Total:					2,789,735.07	8,387,230.14	7,180,143.75	33,231.64

Notes:

- 1. Project stake has been adjusted and the land will be developed in the form of cooperation project.*
- 2. Please refer to the announcement of the Company dated 14 October 2020 for details about this 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 December 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.