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(Stock Code: 81)

## UNAUDITED OPERATING STATISTICS FOR DECEMBER 2022

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 December 2022, the property contracted sales of the China Overseas Grand Oceans Series of Companies amounted to RMB4,240,000,000 and the contracted GFA reached 363,600 square meters, with a year-on-year decrease of 24.5% and 27.5% respectively. From January to December 2022, the total property contracted sales amounted to RMB40,317,000,000 and the total contracted GFA reached 3,725,200 square meters, with a year-on-year decrease of 43.4% and 34.5% respectively. As at the end of December 2022, the property subscription sales amounted to RMB797,000,000 and the subscription GFA reached 59,400 square meters.

The Group did not acquire any land parcel in December 2022. From 1 January to 31 December 2022, the Group newly acquired a total attributable GFA of 1,937,287.41 square meters with the total attributable land cost of RMB8,261,920,000, and details of some <sup>(Note 1)</sup> of the new projects acquired during the period 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	09/03/2022	Shantou	Longhu District Project	100%	53,109.00	286,809.00	286,809.00	1,024.04
2	08/04/2022	Yinchuan	Jinfeng District Project #1	100%	48,947.00	133,944.00	133,944.00	293.68
3	20/04/2022	Nantong	Chongchuan District Project <sup>(Note 2)</sup>	60%	75,705.72	200,322.00	120,193.20	963.72
4	01/06/2022	Yinchuan	Jinfeng District Project #2	100%	85,380.00	190,082.00	190,082.00	896.49
5	23/06/2022	Nanning	Liangqing District Project	100%	37,416.00	123,647.00	123,647.00	585.37
6	30/06/2022	Nanning	Qingxiu District Project	100%	30,693.00	79,552.00	79,552.00	702.57
7	12/08/2022	Lanzhou	Qilihe District Project	100%	38,035.50	181,855.00	181,855.00	499.27
8	13/08/2022	Zibo	Economic Development Zone Project	100%	111,671.00	425,676.00	425,676.00	837.76
9	16/08/2022	Ganzhou	Zhangjiang New District Project	100%	20,685.00	67,632.00	67,632.00	302.02
10	20/10/2022	Hefei	Economic Development Zone Project	34%	170,913.00	522,978.00	177,812.52	1,157.00
<b>Total:</b>					<b>672,555.22</b>	<b>2,212,497.00</b>	<b>1,787,202.72</b>	<b>7,261.92</b>

Notes:

1. *The above table does not include the acquisitions of partial equity interests in respect of the development projects of three plots of land situated in Jinhua City and Xuzhou City as disclosed in the announcement of the Company dated 28 January 2022.*
2. *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 January 2023

*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.*