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(incorporated in Hong Kong with limited liability)
(Stock Code: 81)

UNAUDITED OPERATING STATISTICS FOR APRIL 2023

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 April 2023, the property contracted sales of the China Overseas Grand Oceans Series of Companies amounted to RMB3,873,000,000 and the contracted GFA reached 311,400 square meters, with a year-on-year increase of 33.1% and 3.2% respectively. From January to April 2023, the total property contracted sales amounted to RMB17,377,000,000 and the total contracted GFA reached 1,466,100 square meters, with a year-on-year increase of 44.0% and 27.0% respectively. As at the end of April 2023, the property subscription sales amounted to RMB1,119,000,000 and the subscription GFA reached 80,300 square meters.

In April 2023, the Group acquired one new project in Hefei, Anhui Province with a total GFA of 97,136 square meters and the total land cost was RMB660,060,000. From 1 January to 30 April 2023, the Group newly acquired a total GFA of 97,136 square meters with the total land cost of RMB660,060,000, details of which 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 mm)
1	28/04/2023	Hefei	Feixi County Project	100%	33,977.00	97,136.00	97,136.00	660.06
Total:					33,977.00	97,136.00	97,136.00	660.06

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 May 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. Zhou Hancheng; 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. Andrew Fan Chun Wah.