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

## UNAUDITED OPERATING STATISTICS FOR JULY 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 July 2023, the property contracted sales of the China Overseas Grand Oceans Series of Companies amounted to RMB2,326,000,000 and the contracted GFA reached 194,300 square meters, with a year-on-year decrease of 10.3% and 16.8% respectively. From January to July 2023, the total property contracted sales amounted to RMB28,266,000,000 and the total contracted GFA reached 2,339,500 square meters, with a year-on-year increase of 20.8% and 5.1% respectively. As at the end of July 2023, the property subscription sales amounted to RMB951,000,000 and the subscription GFA reached 74,500 square meters.

The Group did not acquire any land parcel in July 2023. From 1 January to 31 July 2023, the Group newly acquired a total GFA of 471,121 square meters with the total land cost of RMB3,545,690,000, details of which 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> )	Total Land Cost (RMB mn)
1	28/04/2023	Hefei	Feixi County Project	100%	33,977.00	97,136.00	97,136.00	660.06
2	10/05/2023	Yinchuan	Jinfeng District Project	100%	78,559.00	189,465.00	189,465.00	848.45
3	30/06/2023	Hefei	Baohe District Project	100%	59,564.00	184,520.00	184,520.00	2,037.18
<b>Total:</b>					<b>172,100.00</b>	<b>471,121.00</b>	<b>471,121.00</b>	<b>3,545.69</b>

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, 4 August 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.*