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**中國海外宏洋集團有限公司**  
**CHINA OVERSEAS GRAND OCEANS GROUP LTD.**

(incorporated in Hong Kong with limited liability)

(Stock Code: 81)

## UNAUDITED OPERATING STATISTICS FOR AUGUST 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 August 2023, the property contracted sales of the China Overseas Grand Oceans Series of Companies amounted to RMB3,074,000,000 and the contracted GFA reached 260,500 square meters, with a year-on-year increase of 14.9% and 3.7% respectively. From January to August 2023, the total property contracted sales amounted to RMB31,340,000,000 and the total contracted GFA reached 2,600,000 square meters, with a year-on-year increase of 20.2% and 5.0% respectively. As at the end of August 2023, the property subscription sales amounted to RMB806,000,000 and the subscription GFA reached 56,300 square meters.

In August 2023, the Group acquired two new projects in Ganzhou, Jiangxi Province and Hefei, Anhui Province with a total GFA of 330,831 square meters and the total land cost was RMB1,127,280,000. From 1 January to 31 August 2023, the Group newly acquired a total GFA of 801,952 square meters with the total land cost of RMB4,672,970,000, 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 #1 <small>(Note 1)</small>	60%	33,977.00	97,136.00	58,281.60	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
4	18/08/2023	Ganzhou	Zhanggong District Project	100%	89,639.00	208,723.00	208,723.00	468.93
5	31/08/2023	Hefei	Feixi County Project #2	40%	36,911.00	122,108.00	48,843.20	658.35
<b>Total:</b>					<b>298,650.00</b>	<b>801,952.00</b>	<b>689,832.80</b>	<b>4,672.97</b>

Note:

1. 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 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.*