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UNAUDITED OPERATING STATISTICS

The board of directors (the "**Board**") of Sino-Ocean Group Holding Limited (the "**Company**") is pleased to announce certain unaudited operating statistics of the Company and its subsidiaries (the "**Group**") for the month of November 2023 and the eleven months ended 30 November 2023 as follows:

Contracted Sales

The contracted sales of the Company, together with its subsidiaries, joint ventures and associates for November of 2023 amounted to approximately RMB2.12 billion; contracted sales GFA amounted to approximately 213,400 sq.m.; contracted average selling price was approximately RMB9,900/sq.m.

From 1 January 2023 to 30 November 2023, the accumulated contracted sales amounted to approximately RMB47.55 billion; accumulated contracted sales GFA amounted to approximately 3,951,300 sq.m.; accumulated contracted average selling price was approximately RMB12,000/sq.m.

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 a regular basis due to various uncertainties during the process of collating such operating information. As such, the above data is provided for 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.

By order of the Board
Sino-Ocean Group Holding Limited
SUM Pui Ying
Company Secretary

Hong Kong, 8 December 2023

As at the date of this announcement, the Board comprises Mr. LI Ming, Mr. WANG Honghui, Mr. CUI Hongjie and Ms. CHAI Juan as executive directors; Mr. ZHAO Peng, Mr. ZHANG Zhongdang, Mr. YU Zhiqiang and Mr. SUN Jinfeng as non-executive directors; and Mr. HAN Xiaojing, Mr. JIN Qingjun, Mr. LYU Hongbin, Mr. LIU Jingwei and Mr. JIANG Qi as independent non-executive directors.

Sino-Ocean Group Holding Limited

(Incorporated in Hong Kong with limited liability under the Hong Kong Companies Ordinance)

Stock Code : 03377