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

UNAUDITED OPERATING STATISTICS FOR DECEMBER 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 December 2023, the property contracted sales of the China Overseas Grand Oceans Series of Companies amounted to RMB2,511,000,000 and the contracted GFA reached 201,400 square meters, with a year-on-year decrease of 40.8% and 44.6% respectively. From January to December 2023, the total property contracted sales amounted to RMB42,820,000,000 and the total contracted GFA reached 3,532,400 square meters, with a year-on-year increase of 6.2% and a year-on-year decrease of 5.2% respectively. As at the end of December 2023, the property subscription sales amounted to RMB1,250,000,000 and the subscription GFA reached 107,400 square meters.

In December 2023, the Group acquired two new projects in Nantong and Yangzhou, Jiangsu Province with a total GFA of 316,431 square meters and the total land cost was RMB2,059,800,000. From 1 January to 31 December 2023, the Group newly acquired a total GFA of 1,824,307 square meters with the total land cost of RMB9,765,140,000, 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)	Total Land Cost (RMB mn)
1	28/04/2023	Hefei	Feixi County Project #1 <i>(Note 1)</i>	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 <i>(Note 1)</i>	60%	59,564.00	184,520.00	110,712.00	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
6	08/09/2023	Hohhot	Xincheng District Project #1	100%	21,031.00	56,839.00	56,839.00	183.92
7	08/09/2023	Hohhot	Xincheng District Project #2	100%	26,249.00	69,993.00	69,993.00	229.55
8	28/09/2023	Quanzhou	Fengze District Project	100%	33,970.00	112,260.00	112,260.00	1,039.60
9	28/09/2023	Quanzhou	Jinjiang City Luoshan Project	100%	62,355.00	139,848.00	139,848.00	430.00
10	10/11/2023	Ganzhou	Rongjiang New Area Project	100%	114,705.00	264,765.00	264,765.00	736.35

No.	Date	City	Name of Project	Attributable Interest	Land Area (m ²)	Total GFA (m ²)	Attributable GFA (m ²)	Total Land Cost (RMB mn)
11	17/11/2023	Tangshan	Lubei District Project	100%	33,168.83	62,219.00	62,219.00	412.95
12	04/12/2023	Nantong	Chongchuan District Project	60%	78,449.25	202,313.00	121,387.80	1,529.80
13	20/12/2023	Yangzhou	Hanjiang District Project	100%	48,433.00	114,118.00	114,118.00	530.00
Total:					717,011.08	1,824,307.00	1,557,454.60	9,765.14

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, 4 January 2024

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.