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

## UNAUDITED OPERATING STATISTICS FOR MARCH 2024

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 March 2024, the property contracted sales of the China Overseas Grand Oceans Series of Companies amounted to RMB3,378,000,000 and the contracted GFA reached 311,800 square meters, with a year-on-year decrease of 40.3% and 35.6% respectively. From January to March 2024, the total property contracted sales amounted to RMB7,917,000,000 and the total contracted GFA reached 711,400 square meters, with a year-on-year decrease of 41.4% and 38.4% respectively. As at the end of March 2024, the property subscription sales amounted to RMB879,000,000 and the subscription GFA reached 67,100 square meters.

In March 2024, the Group acquired one new project in Yinchuan, Ningxia Hui Autonomous Region with a total GFA of 87,659 square meters and the total land cost was RMB220,050,000. From 1 January to 31 March 2024, the Group newly acquired a total GFA of 87,659 square meters with the total land cost of RMB220,050,000, 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> )	Attributable Land Cost (RMB mn)
1	22/03/2024	Yinchuan	Jinfeng District Project	100%	35,778.00	87,659.00	87,659.00	220.05
<b>Total:</b>					<b>35,778.00</b>	<b>87,659.00</b>	<b>87,659.00</b>	<b>220.05</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, 3 April 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.*