

Hong Kong Exchanges and Clearing Limited and The Stock Exchange of Hong Kong Limited take no responsibility for the contents of this announcement, make no representation as to its accuracy or completeness and expressly disclaim any liability whatsoever for any loss howsoever arising from or in reliance upon the whole or any part of the contents of this announcement.



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

UNAUDITED OPERATING STATISTICS FOR APRIL 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 April 2024, the property contracted sales of the China Overseas Grand Oceans Series of Companies amounted to RMB3,203,000,000 and the contracted GFA reached 261,000 square meters, with a year-on-year decrease of 17.3% and 16.2% respectively. From January to April 2024, the total property contracted sales amounted to RMB11,120,000,000 and the total contracted GFA reached 972,400 square meters, with a year-on-year decrease of 36.0% and 33.7% respectively. As at the end of April 2024, the property subscription sales amounted to RMB1,045,000,000 and the subscription GFA reached 71,300 square meters.

The Group did not acquire any land parcel in April 2024. From 1 January to 30 April 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 ²)	Total GFA (m ²)	Attributable GFA (m ²)	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
Total:					35,778.00	87,659.00	87,659.00	220.05

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, 7 May 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. Billy Yung Kwok Kee and Ms. Liu Ping; and three independent non-executive directors, namely Dr. Timpson Chung Shui Ming, Mr. Jeffrey Lam Kin Fung and Mr. Andrew Fan Chun Wah.