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

## UNAUDITED OPERATING STATISTICS FOR JUNE 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 June 2024, the property contracted sales of the China Overseas Grand Oceans Series of Companies amounted to RMB4,080,000,000 and the contracted GFA reached 360,200 square meters, with a year-on-year decrease of 12.5% and 2.3% respectively. From January to June 2024, the total property contracted sales amounted to RMB19,017,000,000 and the total contracted GFA reached 1,656,200 square meters, with a year-on-year decrease of 26.7% and 22.8% respectively. As at the end of June 2024, the property subscription sales amounted to RMB689,000,000 and the subscription GFA reached 52,100 square meters.

In June 2024, the Group acquired two new projects in Xuzhou, Jiangsu Province and Hefei, Anhui Province with a total GFA of 159,202 square meters and the total land cost was RMB1,164,590,000. From 1 January to 30 June 2024, the Group newly acquired a total GFA of 246,861 square meters with the total land cost of RMB1,384,640,000, 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
2	27/06/2024	Xuzhou	Quanshan District Project	100%	17,767.00	61,494.00	61,494.00	369.50
3	27/06/2024	Hefei	Baohe District Project	100%	30,203.00	97,708.00	97,708.00	795.09
<b>Total:</b>					<b>83,748.00</b>	<b>246,861.00</b>	<b>246,861.00</b>	<b>1,384.64</b>

In the first half of 2024, the Group acquired the remaining equity interests in two cooperative projects in Changzhou, Jiangsu Province for a total consideration of RMB501,462,917.88, details of which were disclosed in the announcement of the Company dated 28 May 2024.

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, 5 July 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.*