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中國海外宏洋集團有限公司
CHINA OVERSEAS GRAND OCEANS GROUP LTD.

(incorporated in Hong Kong with limited liability)

(Stock Code: 81)

UNAUDITED OPERATING STATISTICS FOR JULY 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 July 2024, the property contracted sales of the China Overseas Grand Oceans Series of Companies amounted to RMB2,230,000,000 and the contracted GFA reached 214,800 square meters, with a year-on-year decrease of 4.1% and increase of 10.6%, respectively. From January to July 2024, the total property contracted sales amounted to RMB21,247,000,000 and the total contracted GFA reached 1,871,000 square meters, with a year-on-year decrease of 24.8% and 20.0%, respectively. As at the end of July 2024, the property subscription sales amounted to RMB570,000,000 and the subscription GFA reached 43,300 square meters.

In July 2024, the Group acquired one new project in Yinchuan, Ningxia Hui Autonomous Region with a total GFA of 178,466 square meters and the total land cost was RMB723,900,000. From 1 January to 31 July 2024, the Group newly acquired a total GFA of 425,327 square meters with the total land cost of RMB2,108,540,000, 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	22/03/2024	Yinchuan	Jinfeng District Project #1	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
4	31/07/2024	Yinchuan	Jinfeng District Project #2	100%	92,808.00	178,466.00	178,466.00	723.90
Total:					176,556.00	425,327.00	425,327.00	2,108.54

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, 6 August 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.