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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 NOVEMBER 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 November 2024, the property contracted sales of the China Overseas Grand Oceans Series of Companies amounted to RMB4,069,000,000 and the contracted GFA reached 339,300 square meters, with a year-on-year increase of 52.9% and 72.8%, respectively. From January to November 2024, the total property contracted sales amounted to RMB35,526,000,000 and the total contracted GFA reached 3,097,900 square meters, with a year-on-year decrease of 11.9% and 7.0%, respectively. As at the end of November 2024, the property subscription sales amounted to RMB774,000,000 and the subscription GFA reached 70,100 square meters.

In November 2024, the Group acquired one new project in Hefei, Anhui Province with a total GFA of 95,595 square meters and the total land cost was RMB710,740,000. From 1 January to 30 November 2024, the Group newly acquired a total GFA of 702,701 square meters with the total land cost of RMB3,543,450,000, 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 #1	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
5	25/09/2024	Ganzhou	Zhangjiang New Area Project	100%	77,978.00	181,779.00	181,779.00	724.17
6	29/11/2024	Hefei	Baohe District Project #2	50%	30,373.00	95,595.00	47,797.50	710.74
Total:					284,907.00	702,701.00	654,903.50	3,543.45

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