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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 DECEMBER 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 December 2024, the property contracted sales of the China Overseas Grand Oceans Series of Companies amounted to RMB4,584,000,000 and the contracted GFA reached 385,600 square meters, with a year-on-year increase of 82.6% and 91.5%, respectively. From January to December 2024, the total property contracted sales amounted to RMB40,110,000,000 and the total contracted GFA reached 3,483,500 square meters, with a year-on-year decrease of 6.3% and 1.4%, respectively. As at the end of December 2024, the property subscription sales amounted to RMB386,000,000 and the subscription GFA reached 34,200 square meters.

In December 2024, the Group acquired five new projects in Yinchuan, Ningxia Hui Autonomous Region, Lanzhou, Gansu Province and Xuzhou, Jiangsu Province with a total GFA of 486,538 square meters and the total land cost was RMB1,685,730,000. From 1 January to 31 December 2024, the Group newly acquired a total GFA of 1,189,239 square meters with the total land cost of RMB5,229,180,000, 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 #1	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
7	11/12/2024	Yinchuan	Jinfeng District Project #3	100%	46,540.00	108,074.00	108,074.00	447.86
8	18/12/2024	Lanzhou	Anning District Project #1	100%	37,356.00	113,889.00	113,889.00	348.90
9	21/12/2024	Xuzhou	Quanshan District Project #2	100%	21,548.00	58,627.00	58,627.00	271.49
10	25/12/2024	Lanzhou	Anning District Project #2	100%	39,628.00	146,802.00	146,802.00	415.63
11	25/12/2024	Lanzhou	Anning District Project #3	100%	17,521.00	59,146.00	59,146.00	201.85
Total:					447,500.00	1,189,239.00	1,141,441.50	5,229.18

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.

In addition, as announced in the Company's announcement dated 11 December 2024, the Company would like to add that to the best knowledge of the Company based on information publicly available, at the date of that announcement, 渤海國際信託股份有限公司 (Bohai International Trust Co., Ltd.*, "**Bohai Trust**") was indirectly owned by 海南航空控股股份有限公司 (Hainan Airlines Holding Co., Ltd.*, listed on the Shanghai Stock Exchange (Stock Code: 600221)) and/or its affiliates which are in bankruptcy reorganisation. To the best knowledge, information and belief of the Company's directors, having made all reasonable enquiries, at the date of that announcement, Bohai Trust and its ultimate beneficial owners are independent third parties. In addition, the repurchase premium is effectively the interest (or financing costs), which was agreed at 3.7% per annum for the period of 180 days with reference to the consideration of no more than RMB500,000,000 advanced to the Company. The Board considers that the entire scheme is effectively a 180-day financing arrangement, and the interest rate of 3.7% per annum is fair and reasonable and is in line with the level of financing costs which would otherwise be available via other financing options (e.g. commercial lending).

** English translation for identification purpose only.*

For and on behalf of
China Overseas Grand Oceans Group Limited
Zhuang Yong
Chairman and Executive Director

Hong Kong, 7 January 2025

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.