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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 2025

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 2025, the property contracted sales of the China Overseas Grand Oceans Series of Companies amounted to RMB2,039,000,000 and the contracted GFA reached 188,700 square meters, with a year-on-year decrease of 8.6% and 12.2%, respectively. From January to July 2025, the total property contracted sales amounted to RMB18,649,000,000 and the total contracted GFA reached 1,661,100 square meters, with a year-on-year decrease of 12.2% and 11.2%, respectively. As at the end of July 2025, the property subscription sales amounted to RMB332,000,000 and the subscription GFA reached 28,000 square meters.

In July 2025, the Group acquired a new project in Baotou, Inner Mongolia Autonomous Region with a total GFA of 156,904 square meters and the total land cost was RMB290,990,000. From 1 January to 31 July 2025, the Group newly acquired a total GFA of 1,485,167 square meters with the total land cost of RMB6,478,030,000, 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 | 17/01/2025 | Nantong | Chongchuan District Project | 100% | 33,993.44 | 89,163.00 | 89,163.00 | 535.40 |
| 2 | 10/02/2025 | Hohhot | Xincheng District Project#1 | 100% | 34,923.00 | 97,254.00 | 97,254.00 | 371.55 |
| 3 | 10/02/2025 | Hohhot | Xincheng District Project#2 | 100% | 41,146.00 | 114,541.00 | 114,541.00 | 436.49 |
| 4 | 28/03/2025 | Hefei | Baohe District Project#1 | 100% | 36,126.00 | 113,930.00 | 113,930.00 | 1,114.15 |
| 5 | 16/04/2025 | Yangzhou | Hanjiang District Project | 100% | 11,015.00 | 22,944.00 | 22,944.00 | 107.00 |
| 6 | 23/04/2025 | Shaoxing | Yuecheng District Project | 100% | 32,104.00 | 67,160.00 | 67,160.00 | 417.00 |
| 7 | 08/05/2025 | Nanning | Xingning District Project | 100% | 42,078.00 | 156,751.00 | 156,751.00 | 364.81 |
| 8 | 09/05/2025 | Hefei | Yaohai District Project | 100% | 30,161.00 | 86,959.00 | 86,959.00 | 464.18 |
| 9 | 22/05/2025 | Lanzhou | Chengguan District Project | 100% | 76,389.00 | 319,627.00 | 319,627.00 | 744.90 |
| 10 | 28/06/2025 | Hefei | Baohe District Project#2 | 39% | 15,236.00 | 42,925.00 | 16,740.75 | 262.78 |
| 11 | 28/06/2025 | Hefei | Baohe District Project#3 | 51% | 72,722.00 | 217,009.00 | 110,674.59 | 1,368.78 |
| 12 | 23/07/2025 | Baotou | Kundulun District Project | 100% | 63,259.00 | 156,904.00 | 156,904.00 | 290.99 |
| | | | | **Total:** | ***489,152.44*** | ***1,485,167.00*** | ***1,352,648.34*** | ***6,478.03*** |

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 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.*