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中國海外發展有限公司
CHINA OVERSEAS LAND & INVESTMENT LTD.

(incorporated in Hong Kong with limited liability)

(Stock Code: 688)

PROPERTY SALES AND LAND ACQUISITION UPDATES FOR THE SEVEN MONTHS ENDED 31 JULY 2025

China Overseas Land & Investment Limited (the "**Company**") is pleased to announce certain operating data of the Company, together with its subsidiaries, joint ventures and associates (collectively, the "**China Overseas Series of Companies**") for the seven months ended 31 July 2025 (the "**Property Sales and Land Acquisition Updates**"). This announcement is also available on the website of the Company (www.coli.com.hk).

1. Property Sales Update

For July 2025, the contracted property sales of the China Overseas Series of Companies amounted to approximately RMB11.850 billion, with a year-on-year decrease of 10.2%, and the corresponding sales area was approximately 660,200 square meters, with a year-on-year increase of 20.8%. Details of the contracted property sales and the corresponding sales area are set out in Table 1 below.

From January to July 2025, the accumulated contracted property sales of the China Overseas Series of Companies amounted to approximately RMB132.000 billion, and the accumulated corresponding sales area was approximately 5,780,000 square meters, with a year-on-year decrease of 18.3% and 3.4% respectively.

In addition, as at 31 July 2025, the China Overseas Series of Companies had recorded subscribed property sales of approximately RMB7.210 billion, which are expected to be turned into contracted property sales in the following months.

Table 1: Contracted property sales of and the corresponding sales area by the China Overseas Series of Companies for July 2025

	Contracted property sales (RMB'00 million)	**Sales area ('0000 sq.m.)**
The Company and its subsidiaries		
Regional Breakdown *(Note 1)*		
Southern Region	12.09	5.19
Eastern Region	11.81	5.88
Central and Western Region	18.20	15.75
Northern Region	29.24	14.07
Hong Kong, Macau and Overseas Region	0.37	0.02
Sub-total for the Company and its subsidiaries	71.70	40.91
Joint ventures and associates of the Company (excluding COGO)	26.41	6.24
China Overseas Grand Oceans Group Limited ("COGO")	20.39	18.87
Total	118.50	66.02

2. Land Acquisition Update

For July 2025, the Company (together with its subsidiaries (collectively, the "**Group**")), acquired five land parcels in Shenzhen, Jinan and Shanghai with an attributable gross floor area ("**GFA**") of approximately 511,547.77 square meters. The attributable land premium of the Group in respect of the relevant land acquisitions amounted to approximately RMB14,897.81 million. From January to July 2025, the aggregate attributable GFA of the land acquired by the Group was approximately 3,079,298.69 square meters and the aggregate attributable land premium payable by the Group amounted to approximately RMB55,006.97 million.

In addition, for July 2025, COGO (together with its subsidiaries (collectively, the "**COGO Group**")) acquired one land parcel in Baotou, Inner Mongolia Autonomous Region with an attributable GFA of approximately 156,904.00 square meters. The attributable land premium of the COGO Group in respect of such land parcel amounted to approximately RMB290.99 million.

Details of the land acquisitions by the Group and the COGO Group are set out in Table 2 below.

Table 2: Details of the land acquisitions acquired by the Group and the COGO Group during July 2025

Land parcels acquired by the Group during July 2025							
No.	**City in which land acquired is located**	**Name of development project**	**Percentage interest attributable to the Company**	**Land area (sq.m.)**	**Total GFA (sq.m.)**	**Attributable GFA (sq.m.)**	**Attributable land premium (RMB mn)** *(Note 2)*
1	Shenzhen	Longhua District Project	100%	21,820.58	90,229.00	90,229.00	2,370.00
2	Jinan	Licheng District Project 1	100%	21,759.00	71,086.57	71,086.57	277.69
3	Jinan	Licheng District Project 2	100%	27,398.00	89,094.92	89,094.92	361.66
4	Shanghai	Putuo District Project	100%	47,199.11	165,985.00	165,985.00	6,525.00
5	Shanghai	Jing'an District Project	100%	16,809.38	95,152.28	95,152.28	5,363.46
			Sub-total for the Group:	***134,986.07***	***511,547.77***	***511,547.77***	***14,897.81***
Land acquisition by the COGO Group during July 2025							
				Land area (sq.m.)	**Total GFA (sq.m.)**	**Attributable GFA (sq.m.)**	**Attributable land premium (RMB mn)** *(Note 2)*
			Sub-total for the COGO Group:	***63,259.00***	***156,904.00***	***156,904.00***	***290.99***
			TOTAL:	**198,245.07**	**668,451.77**	**668,451.77**	**15,188.80**

Notes:

1. *The regional breakdown is based on the locations of the regional headquarters responsible for the management of the relevant development projects, and is for reference only. The updates for cities covered in each region are set out in the annual report and interim report of the Company.*
2. *The land premium represents the full sum of land premium payable by the Group or the COGO Group in respect of the relevant acquisition.*

Please be informed that the Property Sales and Land Acquisition Updates have been prepared based on internal management records of the China Overseas Series of Companies which have not been audited nor reviewed by external auditors, and as such the data contained therein is for investors' information only. Such data may differ from the figures to be disclosed in the audited or unaudited consolidated financial statements to be published by the Company and COGO on an annual, semi-annual or quarterly basis due to various uncertainties during the process of collecting and collating such data. The Property Sales and Land Acquisition Updates do not constitute, nor should they be construed as, an offer or solicitation for the purchase or sale of any securities or financial instruments of the Company or any of its subsidiaries, joint ventures or associates. They do not and are not intended to provide any investment service or investment advice.

Shareholders of the Company and potential investors should exercise caution when investing or dealing in the securities of the Company. You are also recommended to consult your own professional or financial advisers if you are in any doubt as to your investment positions.

By Order of the Board
China Overseas Land & Investment Limited
Yan Jianguo
Chairman and Executive Director

Hong Kong, 6 August 2025

As at the date of this announcement, Mr. Yan Jianguo (Chairman), Mr. Zhang Zhichao (Chief Executive Officer) and Mr. Guo Guanghui are the Executive Directors of the Company; Mr. Zhuang Yong (Vice Chairman) and Mr. Ma Yao are the Non-executive Directors of the Company; and Mr. Li Man Bun, Brian David, Professor Chan Ka Keung, Ceajer and Dr. Chan Ching Har, Eliza are the Independent Non-executive Directors of the Company.