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UNAUDITED OPERATING STATISTICS

The board of directors (the "**Board**") of Sino-Ocean Group Holding Limited (the "**Company**") is pleased to announce certain unaudited operating statistics of the Company and its subsidiaries (the "**Group**") for the month of August 2025 and the eight months ended 31 August 2025 as follows:

Contracted Sales

The contracted sales of the Company, together with its subsidiaries, joint ventures and associates for August of 2025 amounted to approximately RMB1.70 billion; contracted sales GFA amounted to approximately 117,600 sq.m.; contracted average selling price was approximately RMB14,500/sq.m.

From 1 January 2025 to 31 August 2025, the accumulated contracted sales amounted to approximately RMB16.44 billion; accumulated contracted sales GFA amounted to approximately 1,074,000 sq.m.; accumulated contracted average selling price was approximately RMB15,300/sq.m.

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 a regular basis due to various uncertainties during the process of collating such operating information. As such, the above data is provided for 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.

By order of the Board
Sino-Ocean Group Holding Limited
SUM Pui Ying
Company Secretary

Hong Kong, 11 September 2025

As at the date of this announcement, the Board comprises Mr. LI Ming, Mr. WANG Honghui, Mr. CUI Hongjie and Ms. CHAI Juan as executive directors; Mr. ZHANG Zhongdang, Mr. YU Zhiqiang, Ms. SUN Jianxin and Ms. WANG Manling as non-executive directors; and Mr. HAN Xiaojing, Mr. LYU Hongbin, Mr. LIU Jingwei, Mr. JIANG Qi and Mr. CHEN Guogang as independent non-executive directors.