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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 SEPTEMBER 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 September 2025, the property contracted sales of the China Overseas Grand Oceans Series of Companies amounted to RMB2,804,000,000 and the contracted GFA reached 251,700 square meters, with a year-on-year decrease of 11.0% and 4.0%, respectively. From January to September 2025, the total property contracted sales amounted to RMB23,587,000,000 and the total contracted GFA reached 2,116,000 square meters, with a year-on-year decrease of 10.7% and 9.1%, respectively. As at the end of September 2025, the property subscription sales amounted to RMB546,000,000 and the subscription GFA reached 46,800 square meters.

In September 2025, the Group acquired two new projects in Lubei District, Tangshan, Hebei Province with a total GFA of 182,942 square meters and the total land cost was RMB909,240,000. From 1 January to 30 September 2025, the Group newly acquired a total GFA of 1,847,569 square meters with the total land cost of RMB8,009,270,000, and attributable GFA of 1,651,124.94 square meters with the attributable land cost of RMB7,029,290,000, 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)	Total Land Cost (RMB mn)	Attributable GFA (m^2)	Attributable Land Cost (RMB mn)
1	17/01	Nantong	Chongchuan District Project	100%	33,993.44	89,163.00	535.40	89,163.00	535.40
2	10/02	Hohhot	Xincheng District Project #1	100%	34,923.00	97,254.00	371.55	97,254.00	371.55
3	10/02	Hohhot	Xincheng District Project #2	100%	41,146.00	114,541.00	436.49	114,541.00	436.49
4	28/03	Hefei	Baohe District Project #1	100%	36,126.00	113,930.00	1,114.15	113,930.00	1,114.15
5	16/04	Yangzhou	Hanjiang District Project	100%	11,015.00	22,944.00	107.00	22,944.00	107.00
6	23/04	Shaoxing	Yuecheng District Project	100%	32,104.00	67,160.00	417.00	67,160.00	417.00
7	08/05	Nanning	Xingning District Project	100%	42,078.00	156,751.00	364.81	156,751.00	364.81
8	09/05	Hefei	Yaohai District Project	100%	30,161.00	86,959.00	464.18	86,959.00	464.18
9	22/05	Lanzhou	Chengguan District Project *(Note 1)*	80%	76,389.00	319,627.00	744.90	255,701.60	595.92
10	28/06	Hefei	Baohe District Project #2	39%	15,236.00	42,925.00	262.78	16,740.75	102.48
11	28/06	Hefei	Baohe District Project #3	51%	72,722.00	217,009.00	1,368.78	110,674.59	698.08

No.	Date	City	Name of Project	Attributable Interest	Land Area (m^2)	Total GFA (m^2)	Total Land Cost (RMB mn)	Attributable GFA (m^2)	Attributable Land Cost (RMB mn)
12	23/07	Baotou	Kundulun District Project	100%	63,259.00	156,904.00	290.99	156,904.00	290.99
13	25/08	Huizhou	Huicheng District Project	100%	57,632.00	179,460.00	622.00	179,460.00	622.00
14	23/09	Tangshan	Lubei District Project #1	100%	38,697.00	88,244.00	447.64	88,244.00	447.64
15	23/09	Tangshan	Lubei District Project #2	100%	39,903.00	94,698.00	461.60	94,698.00	461.60
				Total:	***625,384.44***	***1,847,569.00***	***8,009.27***	***1,651,124.94***	***7,029.29***

Note:

1. Project stake has been adjusted and the land will be developed in the form of cooperation project.

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, 10 October 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.