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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 NEW LAND HOLDINGS UPDATES FOR THE NINE MONTHS ENDED 30 SEPTEMBER 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 nine months ended 30 September 2025 (the “**Property Sales and New Land Holdings Updates**”). This announcement is also available on the website of the Company (www.coli.com.hk).

1. Property Sales Update

For September 2025, the contracted property sales of the China Overseas Series of Companies amounted to approximately RMB20.173 billion, with a year-on-year increase of 7.2%, and the corresponding sales area was approximately 914,000 square meters, with a year-on-year decrease of 3.7%. Details of the contracted property sales and the corresponding sales area are set out in Table 1 below.

From January to September 2025, the accumulated contracted property sales of the China Overseas Series of Companies amounted to approximately RMB170.504 billion, and the accumulated corresponding sales area was approximately 7,582,400 square meters, with a year-on-year decrease of 14.3% and 0.6% respectively.

In addition, as at 30 September 2025, the China Overseas Series of Companies had recorded subscribed property sales of approximately RMB3.119 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 September 2025

	Contracted property sales (RMB'00 million)	Sales area (’0000 sq.m.)
The Company and its subsidiaries		
<i>Regional Breakdown</i> ^(Note 1)		
Southern Region	34.04	11.72
Eastern Region	19.03	9.69
Central and Western Region	20.25	13.22
Northern Region	63.51	21.03
Hong Kong, Macau and Overseas Region	1.89	0.06
<i>Sub-total for the Company and its subsidiaries</i>	138.72	55.72
Joint ventures and associates of the Company (excluding COGO)	34.97	10.50
China Overseas Grand Oceans Group Limited (“COGO”)	28.04	25.17
Total	201.73	91.40

2. New Land Holdings Update

For September 2025, new land holdings of the Company (together with its subsidiaries (collectively, the “**Group**”)) comprise four land parcels in Shanghai, Qingdao and Shenyang (including land parcels to be attained through contracted equity transactions) with an attributable gross floor area (“**GFA**”) of approximately 554,410.45 square meters. The attributable land premium amounted to approximately RMB21,626.86 million. From January to September 2025, the aggregate attributable GFA of the new land holdings of the Group was approximately 3,633,709.14 square meters and the aggregate attributable land premium amounted to approximately RMB76,633.83 million.

In addition, for September 2025, new land holdings of COGO (together with its subsidiaries (collectively, the “**COGO Group**”)) comprise two land parcels in Tangshan, Hebei Province with an attributable GFA of approximately 182,942.00 square meters. The attributable land premium amounted to approximately RMB909.24 million.

Details of the new land holdings of the Group and the COGO Group are set out in Table 2 below.

Table 2: Details of the new land holdings of the Group and the COGO Group during September 2025

New land holdings of the Group during September 2025							
No.	City in which new land holding 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	Shanghai	Xuhui District Project 1	50.5% (Note 3)	103,893.38	694,400.00	350,672.00	17,443.29
2	Shanghai	Xuhui District Project 2	30.5% (Note 3)	30,188.62	120,749.00	36,828.45	3,018.91
3	Qingdao	Shibei District Project	100%	26,572.10	95,239.00	95,239.00	840.53
4	Shenyang	Huanggu District Project	100%	25,799.60	71,671.00	71,671.00	324.13
<i>Sub-total for the Group:</i>				186,453.70	982,059.00	554,410.45	21,626.86
New land holdings of the COGO Group during September 2025							
				Land area (sq.m.)	Total GFA (sq.m.)	Attributable GFA (sq.m.)	Attributable land premium (RMB mn) (Note 2)
<i>Sub-total for the COGO Group:</i>				78,600.00	182,942.00	182,942.00	909.24
TOTAL:				265,053.70	1,165,001.00	737,352.45	22,536.10

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. Attributable land premium refers to the land premium corresponding to the attributable interest of the Group or the COGO Group.*
- 3. The relevant land parcels are held by the relevant companies, which relevant equity interests will be acquired by the Group through contracted equity transactions. The percentage of attributable interest is calculated based on the respective equity interests of the relevant companies to be held by the Group upon completion.*

Please be informed that the Property Sales and New Land Holdings 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 New Land Holdings 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, 10 October 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.