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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)**

## **FINANCIAL AND BUSINESS REVIEW FOR THE THIRD QUARTER OF 2025**

The following description provides certain unaudited financial data relating to the operating performance of China Overseas Grand Oceans Group Limited (the “Company”) and its subsidiaries (collectively referred to as the “Group”) in the third quarter of 2025.

### **Financial Performance**

For the nine months ended 30 September 2025, the Group’s revenue was approximately RMB21,249 million, representing a decrease of 21.2% comparing with the same period last year, while the operating profit was approximately RMB773 million, representing a decrease of 46.7% comparing with the same period last year. The revenue and operating profit of the Group for the third quarter of 2025 were approximately RMB6,705 million and RMB151 million respectively.

### **Business Review**

In the third quarter of 2025, total contracted property sales of the Group and its associates and joint ventures (collectively, the “China Overseas Grand Oceans Series of Companies”) reached approximately RMB6,977 million for an aggregated area of approximately 643,600 square meters (“sq.m.”) sold. For the nine months ended 30 September 2025, the accumulated contracted property sales amounted to approximately RMB23,587 million for an aggregated area of approximately 2,116,000 sq.m., representing a decrease of 10.7% and 9.1%, respectively. Also, as at 30 September 2025, the balance of preliminary sales pending the completion of sales and purchase agreements was approximately RMB546 million for an aggregated area of approximately 46,800 sq.m..

During this quarter, the Group newly acquired four parcels of land in Baotou, Huizhou and Tangshan with an aggregated attributable gross floor area of approximately 519,300 sq.m. for an aggregated attributable land costs of approximately RMB1,822 million. As at 30 September 2025, the China Overseas Grand Oceans Series of Companies have a total landbank available to build gross floor area of approximately 13,267,200 sq.m. (of which, approximately 11,229,600 sq.m. are attributable to the Group, including the interests in associates and joint ventures) in the Chinese Mainland.

The Group would maintain a professional and prudent financial management of the financial resources and also continue to closely monitor the impacts from the external economic environment, volatility of exchange rate of Renminbi, merger and acquisition opportunities in the industry and national policy changes to the business operations in order to maximize its shareholders' returns in the long term.

## **General**

This announcement may contain forward-looking statements that involve risks and uncertainties. The Company's shareholders and potential investors should not place undue reliance on these forward-looking statements, which reflect only our belief as of the date of these statements. These forward-looking statements are based on the Group's own information and on information from other sources we believe to be reliable. The Group's actual results may be materially different from those expressed or implied by these forward-looking statements, which could affect the market price of the Company's share.

The Company's shareholders and potential investors should note that all the figures contained herein are unaudited. Accordingly, figures and discussions contained in this announcement should in no way be regarded as to provide any indication or assurance on the financial results of the Group for the nine months ended 30 September 2025.

The Company's shareholders and potential investors are urged to exercise caution in dealing in the securities of the Company and are recommended to consult their own professional advisers if they are in doubt as to their investment positions.

By order of the Board of Directors  
**China Overseas Grand Oceans Group Limited**  
**Zhuang Yong**  
*Chairman and Executive Director*

Hong Kong, 22 October 2025

*As at the date of this announcement, the board of directors of the Company 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.*

*The review for the third quarter of 2025 is published on the Company's website (<https://www.cogogl.com.hk>) and the website of The Stock Exchange of Hong Kong Limited (<https://www.hkexnews.hk>).*