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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 November 2025 and the eleven months ended 30 November 2025 as follows:

Contracted Sales

The contracted sales of the Company, together with its subsidiaries, joint ventures and associates for November of 2025 amounted to approximately RMB2.49 billion; contracted sales GFA amounted to approximately 314,800 sq.m.; contracted average selling price was approximately RMB7,900/sq.m.

From 1 January 2025 to 30 November 2025, the accumulated contracted sales amounted to approximately RMB23.79 billion; accumulated contracted sales GFA amounted to approximately 1,959,000 sq.m.; accumulated contracted average selling price was approximately RMB12,100/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, 10 December 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.