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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 TWELVE MONTHS ENDED 31 DECEMBER 2025
AND
FURTHER INFORMATION ON RENEWAL OF
CONTINUING CONNECTED TRANSACTIONS**

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 twelve months ended 31 December 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 December 2025, the contracted property sales of the China Overseas Series of Companies amounted to approximately RMB39.832 billion, with a year-on-year decrease of 1.0%, and the corresponding sales area was approximately 1,332,400 square meters, with a year-on-year increase of 2.4%. Details of the contracted property sales and the corresponding sales area are set out in Table 1 below.

From January to December 2025, the accumulated contracted property sales of the China Overseas Series of Companies amounted to approximately RMB251.231 billion, and the accumulated corresponding sales area was approximately 10,560,800 square meters, with a year-on-year decrease of 19.1% and 8.1% respectively.

In addition, as at 31 December 2025, the China Overseas Series of Companies had recorded subscribed property sales of approximately RMB2.828 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 December 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	110.67	22.85
Eastern Region	58.45	25.04
Central and Western Region	15.02	11.53
Northern Region	40.08	24.01
Hong Kong, Macau and Overseas Region	1.16	0.05
<i>Sub-total for the Company and its subsidiaries</i>	225.38	83.47
Joint ventures and associates of the Company (excluding COGO)	147.24	23.03
China Overseas Grand Oceans Group Limited (“COGO”)	25.70	26.74
Total	398.32	133.24

2. New Land Holdings Update

For December 2025, new land holdings of the Company (together with its subsidiaries (collectively, the “**Group**”)) comprise three land parcels in Changsha, Shenzhen and Beijing with an attributable gross floor area (“**GFA**”) of approximately 212,894.58 square meters. The attributable land premium amounted to approximately RMB4,406.18 million. From January to December 2025, the aggregate attributable GFA of the new land holdings of the Group was approximately 4,445,475.12 square meters and the aggregate attributable land premium amounted to approximately RMB92,423.46 million.

In addition, for December 2025, new land holdings of COGO (together with its subsidiaries (collectively, the “**COGO Group**”)) comprise five land parcels in Yinchuan, Ningxia Hui Autonomous Region, Hefei, Anhui Province, Jining, Shandong Province, Quanzhou, Fujian Province and Lanzhou, Gansu Province, with an attributable GFA of approximately 758,162.34 square meters. The attributable land premium amounted to approximately RMB2,477.20 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 December 2025

New land holdings of the Group during December 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	Changsha	Tianxin District Project	100%	27,640.00	104,060.87	104,060.87	543.13
2	Shenzhen	Nanshan District Project	100%	11,833.61	75,624.00	75,624.00	3,186.00
3	Beijing	Tongzhou District Project	25%	34,729.57	132,838.82	33,209.71	677.05
Sub-total for the Group:				74,203.18	312,523.69	212,894.58	4,406.18
New land holdings of the COGO Group during December 2025							
				Land area (sq.m.)	Total GFA (sq.m.)	Attributable GFA (sq.m.)	Attributable land premium (RMB mn) (Note 2)
Sub-total for the COGO Group:				322,107.80	836,429.00	758,162.34	2,477.20
TOTAL:				396,310.98	1,148,952.69	971,056.92	6,883.38

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.

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.

FURTHER INFORMATION ON RENEWAL OF CONTINUING CONNECTED TRANSACTIONS

Reference is made to the announcement of the Company dated 28 November 2025 (the “**Announcement**”) in relation to the New Framework Agreement for car parking spaces. Unless otherwise defined, capitalised terms used hereinafter shall have the same meanings as those defined in the Announcement.

The Company would like to further elaborate on the basis of determining the Annual Caps under the New Framework Agreement. The projected aggregate amounts of the Transactions to be entered into during the term of the New Framework Agreement were negotiated on arm's length basis with reference to (i) the potential scope of car parking spaces that would be made available for sale by the Group during the financial years ending 31 December 2026, 2027 and 2028 (the “**Potential Scope**”) based on car parking spaces currently available for sale to COPL Group with adjustments for car parking spaces expected to be completed in the relevant years and, for avoidance of doubt, such car parking spaces for the Potential Scope will be simultaneously offered for sale to independent third parties; (ii) the estimated maximum transaction sums for the relevant years provided by COPL representing the potential interest from COPL Group with reference to, among other things, COPL's prudent and selective approach and business plans for the car parking space trading business for the COPL Group and its financial resources; and (iii) the Company's review of such estimated maximum transaction sums taking into account of the Potential Scope, the Group's estimated sales target for car parking spaces and the potential multiple in agreement sums arising from acquisitions in batches.

Save as disclosed herein, the content of the Announcement remains unchanged and shall continue to be valid for all purposes. The information contained hereinabove should be read in conjunction with the Announcement.

By Order of the Board
China Overseas Land & Investment Limited
Yan Jianguo
Chairman and Executive Director

Hong Kong, 7 January 2026

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.