遠洋集團
SINO-OCEAN GROUP

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 July 2026 and the seven months ended 31 July 2026 as follows:

Contracted Sales

The contracted sales of the Group, together with its joint ventures and associates for July of 2026 amounted to approximately RMB0.85 billion; contracted sales GFA amounted to approximately 61,300 sq.m.; contracted average selling price was approximately RMB13,900/sq.m. From 1 January 2026 to 31 July 2026, the accumulated contracted sales of the Group, together with its joint ventures and associates amounted to approximately RMB8.99 billion; accumulated contracted sales GFA amounted to approximately 737,500 sq.m.; accumulated contracted average selling price was RMB12,200/sq.m.

The contracted sales of the agent construction projects of the Group, together with its joint ventures and associates for July of 2026 amounted to approximately RMB0.26 billion; contracted sales GFA amounted to approximately 19,800 sq.m.; contracted average selling price was approximately RMB13,100/sq.m. From 1 January 2026 to 31 July 2026, the accumulated contracted sales of the agent construction projects of the Group, together with its joint ventures and associates amounted to approximately RMB1.75 billion; accumulated contracted sales GFA amounted to approximately 144,500 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
CHAN Ka Man
Company Secretary

Hong Kong, 13 August 2026

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. YU Zhiqiang, Mr. ZHANG Zhongdang, 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.