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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)

UNAUDITED OPERATING STATISTICS FOR AUGUST 2026

The board of directors (the “**Board**”) of China Overseas Grand Oceans Group Limited (the “**Company**”) is pleased to announce certain unaudited operating statistics of the Company and its subsidiaries (the “**Group**”) and its associates and joint ventures (collectively, the “**China Overseas Grand Oceans Series of Companies**”) as follows:

For August 2026, the property contracted sales of the China Overseas Grand Oceans Series of Companies amounted to RMB2,348,000,000 and the contracted GFA reached 199,100 square meters, with a year-on-year increase of 10.1% and a year-on-year decrease of 2.0%, respectively. From January to August 2026, the total property contracted sales amounted to RMB24,421,000,000 and the total contracted GFA reached 2,094,100 square meters, with a year-on-year increase of 17.5% and 12.3%, respectively. As at the end of August 2026, the property subscription sales amounted to RMB575,000,000 and the subscription GFA reached 44,400 square meters.

In August 2026, the Group acquired 5 new projects in Yunlong District, Xuzhou, Jiangsu Province, Economic and Technological Development Zone, Ganzhou, Jiangxi Province, Xixiangtang District, Nanning, Guangxi Zhuang Autonomous Region, Yaohai District, Hefei, Anhui Province and Yiwu, Zhejiang Province with a total GFA of 634,770 square meters and the total land cost was RMB2,623,140,000. From 1 January to 31 August 2026, the Group newly acquired a total GFA of 1,280,034 square meters with the total land cost of RMB5,249,660,000, and attributable GFA of 1,280,034 square meters with the attributable land cost of RMB5,249,660,000, details of which are set out in the following:

No.	Date	City	Name of Project	Attributable Interest	Land Area (m ²)	Total GFA (m ²)	Total Land Cost (RMB mn)	Attributable GFA (m ²)	Attributable Land Cost (RMB mn)
1	30/01	Taizhou	Medical High Tech Zone Project	100%	35,707.00	86,651.00	287.39	86,651.00	287.39
2	10/06	Yinchuan	Jinfeng District Project	100%	142,404.00	299,428.00	1,390.98	299,428.00	1,390.98
3	30/06	Tangshan	Lubei District Project #1	100%	25,667.00	62,614.00	261.93	62,614.00	261.93
4	30/06	Tangshan	Lubei District Project #2	100%	15,829.00	35,315.00	137.72	35,315.00	137.72
5	22/07	Huizhou	Huicheng District Project	100%	49,367.00	161,256.00	548.50	161,256.00	548.50
6	12/08	Xuzhou	Yunlong District Project	100%	53,764.90	120,634.00	467.77	120,634.00	467.77
7	19/08	Ganzhou	Economic and Technological Development Zone Project	100%	73,740.30	141,068.00	294.69	141,068.00	294.69
8	26/08	Nanning	Xixiangtang District Project	100%	62,984.00	192,128.00	506.05	192,128.00	506.05

No.	Date	City	Name of Project	Attributable Interest	Land Area (m ²)	Total GFA (m ²)	Total Land Cost (RMB mn)	Attributable GFA (m ²)	Attributable Land Cost (RMB mn)
9	28/08	Hefei	Yaohai District Project	100%	32,546.00	84,724.00	449.63	84,724.00	449.63
10	31/08	Yiwu	Beiyuan Driving School Project	100%	44,237.34	96,216.00	905.00	96,216.00	905.00
Total:					536,246.54	1,280,034.00	5,249.66	1,280,034.00	5,249.66

From January to August 2026, the Group acquired the remaining equity interests in two cooperative projects in Hefei City, Anhui Province for a total consideration of RMB104,099,518. Details of the transaction were disclosed in the announcement of the Company dated 30 March 2026.

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 an annual or half-yearly basis due to various uncertainties during the process of collating such operating information. As such, the above data is provided for investors' 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.

For and on behalf of
China Overseas Grand Oceans Group Limited
Zhuang Yong
Chairman and Executive Director

Hong Kong, 4 September 2026

As at the date of this announcement, the Board 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.