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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 OCTOBER 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 October 2026, the property contracted sales of the China Overseas Grand Oceans Series of Companies amounted to RMB2,651,000,000 and the contracted GFA reached 243,700 square meters, with a year-on-year decrease of 29.1% and 29.2%, respectively. From January to October 2026, the total property contracted sales amounted to RMB29,537,000,000 and the total contracted GFA reached 2,546,100 square meters, with a year-on-year increase of 8.1% and 3.5%, respectively. As at the end of October 2026, the property subscription sales amounted to RMB799,600,000 and the subscription GFA reached 65,000 square meters.

In October 2026, the Group acquired a new project in Chengguan District, Lanzhou, Gansu Province with a total GFA of 184,931 square meters and the total land cost was RMB585,800,000. From 1 January to 31 October 2026, the Group newly acquired a total GFA of 1,464,965 square meters with the total land cost of RMB5,835,460,000, and attributable GFA of 1,464,965 square meters with the attributable land cost of RMB5,835,460,000, 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
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
11	30/10	Lanzhou	Chengguan District Project	100%	50,096.00	184,931.00	585.80	184,931.00	585.80
				Total:	***586,342.54***	***1,464,965.00***	***5,835.46***	***1,464,965.00***	***5,835.46***

From January to October 2026, the Group acquired the remaining equity interests in five cooperative projects in Hefei City, Anhui Province and Zhanjiang City, Guangdong Province for a total consideration of RMB212,979,520.

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.

Additional Information to the Announcement Dated 29 October 2026

In addition to the internal control measures set out in the announcement of the Company dated 29 October 2026 in relation to the Leasing Transactions, the Group would like to add that the following measures have been adopted. Unless otherwise stated, capitalized terms used in this section shall have the same meanings as those defined in that announcement.

To ensure that the Leasing Transactions will be entered into in accordance with the terms of the Lease Framework Agreement and the rents and terms of the definitive leasing agreements in relation to the Leasing Transactions are on normal commercial terms and are no more favourable to members of the COLI Group than those offered to the independent third parties by the Group, prior to entering into any definitive leasing agreement, the Group's Commercial Company (which comprises members with experience in commercial property leasing, asset management and commercial operations) will review the proposed rental rates and other material terms of the relevant definitive leasing agreement. In conducting such review, the Commercial Company will compare the proposed rental rates with at least three similar leasing transactions entered into between the Group and other independent third parties. In selecting comparable leasing transactions and properties, the Commercial Company will take into account the factors mentioned under the section headed "LEASE FRAMEWORK AGREEMENT – PRICING BASIS". Where fewer than three directly comparable transactions are available, the Commercial Company will make reference to prevailing market rental rates for comparable properties within the proximity, based on market information obtained from independent property agents and/or other reliable market sources. The above-mentioned process for Leasing Transactions will be subject to review and approval by the head of the Group's Commercial Company, the Group's Finance and Treasury Department and finally, the management of the Group. The Board considers that the above internal control procedures adopted by the Group in connection with the transactions contemplated under the Lease Framework Agreement are appropriate and adequate, and will give sufficient assurance that such transactions will be appropriately monitored by the Company.

Save as above, all other information contained in the announcement dated 29 October 2026 remains unchanged.

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

Hong Kong, 5 November 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.