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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 October 2026 and the ten months ended 31 October 2026 as follows:

Contracted Sales

The contracted sales of the Group, together with its joint ventures and associates for October of 2026 amounted to approximately RMB0.92 billion; contracted sales GFA amounted to approximately 93,400 sq.m.; contracted average selling price was approximately RMB9,900/sq.m. From 1 January 2026 to 31 October 2026, the accumulated contracted sales of the Group, together with its joint ventures and associates amounted to approximately RMB11.26 billion; accumulated contracted sales GFA amounted to approximately 938,900 sq.m.; accumulated contracted average selling price was RMB12,000/sq.m.

The contracted sales of the agent construction projects of the Group, together with its joint ventures and associates for October of 2026 amounted to approximately RMB0.94 billion; contracted sales GFA amounted to approximately 42,700 sq.m.; contracted average selling price was approximately RMB22,000/sq.m. From 1 January 2026 to 31 October 2026, the accumulated contracted sales of the agent construction projects of the Group, together with its joint ventures and associates amounted to approximately RMB3.21 billion; accumulated contracted sales GFA amounted to approximately 231,900 sq.m.; accumulated contracted average selling price was approximately RMB13,800/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, 16 November 2026

Sino-Ocean Group Holding Limited
(Incorporated in Hong Kong with limited liability under the Hong Kong Companies Ordinance)

Stock Code : 03377

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.