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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 LAND ACQUISITION UPDATES FOR THE FOUR MONTHS ENDED 30 APRIL 2022

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 four months ended 30 April 2022 (the “**Property Sales and Land Acquisition Updates**”). This announcement is also available on the website of the Company (www.coli.com.hk).

1. Property Sales Update

For April 2022, the contracted property sales of the China Overseas Series of Companies amounted to approximately RMB20.362 billion, with a year-on-year decrease of 35.8%; and the corresponding gross floor area (“**GFA**”) sold was approximately 897,100 square meters, with a year-on-year decrease of 39.6%. Details of the contracted property sales and the corresponding GFA are set out in Table 1 below.

From January to April 2022, the accumulated contracted property sales of the China Overseas Series of Companies amounted to approximately RMB68.642 billion and the accumulated corresponding GFA sold was approximately 3,403,400 square meters, with year-on-year decrease of 43.3% and 42.5% respectively.

In addition, as at 30 April 2022, the China Overseas Series of Companies had recorded subscribed property sales of approximately RMB13.264 billion, which are expected to be turned into contracted property sales in the following months.

Table 1: Contracted property sales of and the corresponding GFA sold by the China Overseas Series of Companies for April 2022

	Contracted property sales (RMB'00 million)	Contracted area sold GFA ('0000 sq.m.)
The Company and its subsidiaries		
<i>Regional Breakdown</i> ^(Note 1)		
Hua Nan Region	37.42	16.22
Hua Dong Region	13.59	4.79
Hua Bei Region	63.17	15.27
Northern Region	6.13	3.95
Western Region	8.52	7.39
Hong Kong and Macau	31.76	1.84
<i>Sub-total for the Company and its subsidiaries</i>	160.59	49.47
Joint ventures and associates of the Company	13.92	10.07
China Overseas Grand Oceans Group Limited	29.10	30.17
Total	203.62	89.71

2. Land Acquisition Update

For April 2022, the Company (together with its subsidiaries (collectively, the “**Group**”)), acquired 5 land parcels in Chengdu, Changsha, Ningbo and Nanjing with an aggregate attributable GFA of approximately 953,126.07 square meters. The land premium payable by the Group in respect of the relevant land acquisitions amounted to approximately RMB10,592.77 million. From January to April 2022, the aggregate attributable GFA of the land acquired by the Group was approximately 1,701,958.39 square meters and the aggregate land premium payable by the Group amounted to approximately RMB25,336.19 million.

In addition, for April 2022, China Overseas Grand Oceans Group Limited (“**COGO**”, together with its subsidiaries (collectively, the “**COGO Group**”)) acquired 2 land parcels in Yinchuan, Ningxia Hui Autonomous Region and Nantong, Jiangsu Province with an attributable GFA of 334,266.00 square meters. The land premium payable by the COGO Group in respect of such land parcels amounted to approximately RMB1,899.88 million.

Details of the land acquisitions by the Group and the COGO Group are set out in Table 2 below.

Table 2: Details of the land acquisitions acquired by the Group and the COGO Group during April 2022

Land parcels acquired by the Group during April 2022							
No.	City in which land acquired is located	Name of development project	Percentage interest attributable to the Company	Land area (sq.m.)	Total GFA (sq.m.)	Attributable GFA (sq.m.)	Land premium (RMB mn) (Note 2)
1	Chengdu	Hi-tech Industrial Development Zone Project	100%	93,607.81	337,654.00	337,654.00	4,118.74
2	Chengdu	Tianfu New Area Project #2	100%	20,838.15	59,924.00	59,924.00	611.52
3	Changsha	Tianxin District Project	100%	131,009.26	338,786.00	338,786.00	3,177.00
4	Ningbo	Haishu District Project	100%	29,652.00	89,745.12	89,745.12	1,335.51
5	Nanjing	Jiangning District Project	100%	67,703.81	127,016.95	127,016.95	1,350.00
Sub-total for the Group:				342,811.03	953,126.07	953,126.07	10,592.77
Land acquisition by the COGO Group during April 2022							
				Land area (sq.m.)	Total GFA (sq.m.)	Attributable GFA (sq.m.)	Land premium (RMB mn) (Note 2)
Sub-total for the COGO Group:				124,652.72	334,266.00	334,266.00	1,899.88
TOTAL:				467,463.75	1,287,392.07	1,287,392.07	12,492.65

Note:

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. The land premium represents the full sum of land premium payable by the Group in respect of the relevant acquisition.

Please be informed that the Property Sales and Land Acquisition 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 Land Acquisition 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.

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

Hong Kong, 10 May 2022

As at the date of this announcement, Mr. Yan Jianguo (Chairman), Mr. Luo Liang (Vice 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. Zhao Wenhai are the Non-executive Directors of the Company; and Dr. Fan Hsu Lai Tai, Rita, Mr. Li Man Bun, Brian David and Professor Chan Ka Keung, Ceajer are the Independent Non-executive Directors of the Company.