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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 NOVEMBER 2022

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 November 2022, the property contracted sales of the China Overseas Grand Oceans Series of Companies amounted to RMB3,261,000,000 and the contracted GFA reached 260,100 square meters, with a year-on-year decrease of 41.2% and 34.8% respectively. From January to November 2022, the total property contracted sales amounted to RMB36,076,000,000 and the total contracted GFA reached 3,361,600 square meters, with a year-on-year decrease of 45.0% and 35.1% respectively. As at the end of November 2022, the property subscription sales amounted to RMB1,309,000,000 and the subscription GFA reached 95,700 square meters.

The Group did not acquire any land parcel in November 2022. From 1 January to 30 November 2022, the Group newly acquired a total attributable GFA of 1,937,287.41 square meters with the total attributable land cost of RMB8,261,920,000, and details of some <sup>(Note 1)</sup> of the new projects acquired during the period are set out in the following:

| No.           | Date       | City     | Name of Project                                 | Attributable Interest | Land Area (m <sup>2</sup> ) | Total GFA (m <sup>2</sup> ) | Attributable GFA (m <sup>2</sup> ) | Attributable Land Cost (RMB mn) |
|---------------|------------|----------|---|-----------------------|-----------------------------|-----------------------------|------------------------------------|---------------------------------|
| 1             | 09/03/2022 | Shantou  | Longhu District Project                         | 100%                  | 53,109.00                   | 286,809.00                  | 286,809.00                         | 1,024.04                        |
| 2             | 08/04/2022 | Yinchuan | Jinfeng District Project #1                     | 100%                  | 48,947.00                   | 133,944.00                  | 133,944.00                         | 293.68                          |
| 3             | 20/04/2022 | Nantong  | Chongchuan District Project <sup>(Note 2)</sup> | 60%                   | 75,705.72                   | 200,322.00                  | 120,193.20                         | 963.72                          |
| 4             | 01/06/2022 | Yinchuan | Jinfeng District Project #2                     | 100%                  | 85,380.00                   | 190,082.00                  | 190,082.00                         | 896.49                          |
| 5             | 23/06/2022 | Nanning  | Liangqing District Project                      | 100%                  | 37,416.00                   | 123,647.00                  | 123,647.00                         | 585.37                          |
| 6             | 30/06/2022 | Nanning  | Qingxiu District Project                        | 100%                  | 30,693.00                   | 79,552.00                   | 79,552.00                          | 702.57                          |
| 7             | 12/08/2022 | Lanzhou  | Qilihe District Project                         | 100%                  | 38,035.50                   | 181,855.00                  | 181,855.00                         | 499.27                          |
| 8             | 13/08/2022 | Zibo     | Economic Development Zone Project               | 100%                  | 111,671.00                  | 425,676.00                  | 425,676.00                         | 837.76                          |
| 9             | 16/08/2022 | Ganzhou  | Zhangjiang New District Project                 | 100%                  | 20,685.00                   | 67,632.00                   | 67,632.00                          | 302.02                          |
| 10            | 20/10/2022 | Hefei    | Economic Development Zone Project               | 34%                   | 170,913.00                  | 522,978.00                  | 177,812.52                         | 1,157.00                        |
| <b>Total:</b> |            |          |   |                       | <b>672,555.22</b>           | <b>2,212,497.00</b>         | <b>1,787,202.72</b>                | <b>7,261.92</b>                 |

*Notes:*

- 1. The above table does not include the acquisitions of partial equity interests in respect of the development projects of three plots of land situated in Jinhua City and Xuzhou City as disclosed in the announcement of the Company dated 28 January 2022.*
- 2. Project stake has been adjusted and the land will be developed in the form of cooperation project.*

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, 6 December 2022

*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. Paul Wang Man Kwan; two non-executive directors, namely Mr. Guo Guanghui and Mr. Billy Yung Kwok Kee, and three independent non-executive directors, namely Dr. Timpson Chung Shui Ming, Mr. Jeffrey Lam Kin Fung and Mr. Dantes Lo Yiu Ching.*