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 2025

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 2025, the property contracted sales of the China Overseas Grand Oceans Series of Companies amounted to RMB2,289,000,000 and the contracted GFA reached 210,400 square meters, with a year-on-year decrease of 43.7% and 38.0%, respectively. From January to November 2025, the total property contracted sales amounted to RMB29,615,000,000 and the total contracted GFA reached 2,670,500 square meters, with a year-on-year decrease of 16.6% and 13.8%, respectively. As at the end of November 2025, the property subscription sales amounted to RMB495,000,000 and the subscription GFA reached 41,900 square meters.

In November 2025, the Group acquired a new project in Anning District, Lanzhou, Gansu Province with a total GFA of 150,251 square meters and the total land cost was RMB390,100,000. From 1 January to 30 November 2025, the Group newly acquired a total GFA of 2,092,352 square meters with the total land cost of RMB8,802,370,000, and attributable GFA of 1,863,945.24 square meters with the attributable land cost of RMB7,747,900,000, 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	17/01	Nantong	Chongchuan District Project	100%	33,993.44	89,163.00	535.40	89,163.00	535.40
2	10/02	Hohhot	Xincheng District Project #1	100%	34,923.00	97,254.00	371.55	97,254.00	371.55
3	10/02	Hohhot	Xincheng District Project #2	100%	41,146.00	114,541.00	436.49	114,541.00	436.49
4	28/03	Hefei	Baohe District Project #1	100%	36,126.00	113,930.00	1,114.15	113,930.00	1,114.15
5	16/04	Yangzhou	Hanjiang District Project #1	100%	11,015.00	22,944.00	107.00	22,944.00	107.00
6	23/04	Shaoxing	Yuecheng District Project	100%	32,104.00	67,160.00	417.00	67,160.00	417.00
7	08/05	Nanning	Xingning District Project	100%	42,078.00	156,751.00	364.81	156,751.00	364.81
8	09/05	Hefei	Yaohai District Project	100%	30,161.00	86,959.00	464.18	86,959.00	464.18
9	22/05	Lanzhou	Chengguan District Project *(Note 1)*	70%	76,389.00	319,627.00	744.90	223,738.90	521.43
10	28/06	Hefei	Baohe District Project #2	39%	15,236.00	42,925.00	262.78	16,740.75	102.48
11	28/06	Hefei	Baohe District Project #3	51%	72,722.00	217,009.00	1,368.78	110,674.59	698.08

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)
12	23/07	Baotou	Kundulun District Project	100%	63,259.00	156,904.00	290.99	156,904.00	290.99
13	25/08	Huizhou	Huicheng District Project	100%	57,632.00	179,460.00	622.00	179,460.00	622.00
14	23/09	Tangshan	Lubei District Project #1	100%	38,697.00	88,244.00	447.64	88,244.00	447.64
15	23/09	Tangshan	Lubei District Project #2	100%	39,903.00	94,698.00	461.60	94,698.00	461.60
16	13/10	Yangzhou	Hanjiang District Project #2	100%	44,407.00	94,532.00	403.00	94,532.00	403.00
17	19/11	Lanzhou	Anning District Project	100%	34,654.00	150,251.00	390.10	150,251.00	390.10
				Total:	***704,445.44***	***2,092,352.00***	***8,802.37***	***1,863,945.24***	***7,747.90***

Note:

1. *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, 4 December 2025

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.