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 DECEMBER 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 December 2025, the property contracted sales of the China Overseas Grand Oceans Series of Companies amounted to RMB2,570,000,000 and the contracted GFA reached 267,400 square meters, with a year-on-year decrease of 43.9% and 30.7%, respectively. From January to December 2025, the total property contracted sales amounted to RMB32,185,000,000 and the total contracted GFA reached 2,937,900 square meters, with a year-on-year decrease of 19.8% and 15.7%, respectively. As at the end of December 2025, the property subscription sales amounted to RMB956,000,000 and the subscription GFA reached 76,500 square meters.

In December 2025, the Group acquired five new projects in Jinfeng District, Yinchuan, Ningxia Hui Autonomous Region, Baohe District, Hefei, Anhui Province, Gaoxin District, Jining, Shandong Province, Jinjiang, Quanzhou, Fujian Province, and Chengguan District, Lanzhou, Gansu Province with a total GFA of 836,429 square meters and the total land cost was RMB2,906,050,000. From 1 January to 31 December 2025, the Group newly acquired a total GFA of 2,928,781 square meters with the total land cost of RMB11,708,420,000, and attributable GFA of 2,622,107.58 square meters with the attributable land cost of RMB10,225,100,000, 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 #1 *(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

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)
11	28/06	Hefei	Baohe District Project #3	51%	72,722.00	217,009.00	1,368.78	110,674.59	698.08
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
18	17/12	Yinchuan	Jinfeng District Project	100%	85,656.00	164,815.00	616.64	164,815.00	616.64
19	19/12	Hefei	Baohe District Project #4	39%	48,425.80	128,306.00	703.04	50,039.34	274.19
20	23/12	Jining	Gaoxin District Project	100%	70,208.00	154,935.00	448.77	154,935.00	448.77
21	23/12	Quanzhou	Jinjiang Project	100%	30,134.00	87,235.00	332.00	87,235.00	332.00
22	30/12	Lanzhou	Chengguan District Project #2	100%	87,684.00	301,138.00	805.60	301,138.00	805.60
				Total:	***1,026,553.24***	***2,928,781.00***	***11,708.42***	***2,622,107.58***	***10,225.10***

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, 7 January 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.