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 NEW LAND HOLDINGS UPDATES FOR THE FIVE MONTHS ENDED 31 MAY 2026

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 five months ended 31 May 2026 (the "**Property Sales and New Land Holdings Updates**"). This announcement is also available on the website of the Company (www.coli.com.hk).

1. Property Sales Update

For May 2026, the contracted property sales of the China Overseas Series of Companies amounted to approximately RMB27.291 billion, with a year-on-year increase of 14.4%, and the corresponding sales area was approximately 905,500 square meters, with a year-on-year increase of 10.5%. Details of the contracted property sales and the corresponding sales area are set out in Table 1 below.

From January to May 2026, the accumulated contracted property sales of the China Overseas Series of Companies amounted to approximately RMB103.002 billion, with a year-on-year increase of 13.9%, and the accumulated corresponding sales area was approximately 3,524,700 square meters, with a year-on-year decrease of 6.0%.

In addition, as at 31 May 2026, the China Overseas Series of Companies had recorded subscribed property sales of approximately RMB11.468 billion, which are expected to be turned into contracted property sales in the following months.

Table 1: Contracted property sales of and the corresponding sales area by the China Overseas Series of Companies for May 2026

	Contracted property sales (RMB'00 million)	Sales area ('0000 sq.m.)
The Company and its subsidiaries	198.58	54.46
Joint ventures and associates of the Company (excluding COGO)	36.21	3.71
China Overseas Grand Oceans Group Limited ("COGO")	38.12	32.37
Total	272.91	90.55

2. New Land Holdings Update

For May 2026, new land holdings of the Company (together with its subsidiaries (collectively, the "**Group**")) comprise two land parcels in Zhuhai and Suzhou with an attributable gross floor area ("**GFA**") of approximately 110,842.87 square meters and attributable land premium of approximately RMB2,493.96 million. From January to May 2026, the aggregate attributable GFA of the new land holdings of the Group was approximately 744,769.73 square meters and the aggregate attributable land premium amounted to approximately RMB7,661.61 million. *(Note 1)*

In addition, for May 2026, COGO and/or its subsidiaries did not acquire any land parcels.

Details of the new land holdings of the Group are set out in Table 2 below.

Table 2: Details of the new land holdings of the Group during May 2026

New land holdings of the Group during May 2026 *(Note 1)*							
No.	**City in which new land holding is located**	**Name of development project**	**Percentage interest attributable to the Company**	**Land area (sq.m.)**	**Total GFA (sq.m.)**	**Attributable GFA (sq.m.)**	**Attributable land premium (RMB mn)** *(Note 2)*
1	Zhuhai	Xiangzhou District Project	80%	27,615.29	77,191.09	61,752.87	805.60
2	Suzhou	Industrial Park Project	100%	20,414.50	49,090.00	49,090.00	1,688.36
			Total for the Group:	**48,029.79**	**126,281.09**	**110,842.87**	**2,493.96**

Notes:

1. *Excluding the land parcel acquired by the Company in April 2026 for the Kam Sheung Road Station Phase Two Property Development Project in Yuen Long District, Hong Kong, with a maximum residential GFA of approximately 71,338 square meters and a maximum commercial GFA of approximately 40,750 square meters. The land parcel will be developed in form of cooperation project.*
2. *Attributable land premium refers to the land premium corresponding to the attributable interest of the Group.*

Please be informed that the Property Sales and New Land Holdings 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 New Land Holdings 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, 4 June 2026

As at the date of this announcement, Mr. Yan Jianguo (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. Ma Yao are the Non-executive Directors of the Company; and Mr. Li Man Bun, Brian David, Professor Chan Ka Keung, Ceajer and Dr. Chan Ching Har, Eliza are the Independent Non-executive Directors of the Company.