

Hong Kong Exchanges and Clearing Limited and The Stock Exchange of Hong Kong Limited take no responsibility for the contents of this announcement, make no representation as to its accuracy or completeness and expressly disclaim any liability whatsoever for any loss howsoever arising from or in reliance upon the whole or any part of the contents of this announcement.



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)

VOLUNTARY ANNOUNCEMENT

LAND ACQUISITION UPDATE FOR THE SEVEN MONTHS ENDED 31 JULY 2018

China Overseas Land & Investment Limited (the “**Company**”) wishes to provide to its shareholders the below update on the land acquisitions carried out by the Company and China Overseas Grand Oceans Group Limited (“**COGO**”), an associate of the Company, for the seven months ended 31 July 2018 (the “**Land Acquisition Update**”). The Land Acquisition Update is also available on the website of the Company (www.coli.com.hk).

For July 2018, the Company (together with its subsidiaries (collectively, the “**Group**”)) acquired 6 land parcels in Nanchang, Hangzhou, Foshan, Suzhou and Ningbo with aggregate attributable gross floor area (“**GFA**”) of approximately 765,297.06 square meters, of which 1 will be developed in form of cooperation project. The land premium payable by the Group in respect of the relevant land acquisitions amounted to approximately RMB7,737.96 million.

In addition, for July 2018, COGO (together with its subsidiaries (collectively, the “**COGO Group**”)) acquired 2 land parcels in Hohhot (Inner Mongolia) and Jining (Shandong Province) with an attributable GFA of 673,394.00 square meters. The land premium payable by the COGO Group in respect of such land parcels amounted to approximately RMB2,501.51 million.

Details of the land acquisitions are set out below for reference:

Land parcels acquired by the Group in 2018								
No.	Date of acquisition	City in which land acquired is located	Name of development project	Percentage interest attributable to the Company	Land area (m ²)	Total GFA (m ²)	Attributable GFA (m ²)	Land premium (RMB mn) <i>(Note 1)</i>
1	January	Foshan	Shunde District Project	100%	149,322.40	385,747.00	385,747.00	1,840.00
2	January	Hangzhou	Binjiang District Project	100%	22,935.00	89,276.00	89,276.00	2,213.18
3	January	Beijing	Changping District Project	100%	175,115.00	489,691.00	489,691.00	5,450.00
4	January	Guangzhou	Nansha District Project <i>(Note 2)</i>	100%	78,951.00	233,512.00	233,512.00	1,823.78
5	February	Shenzhen	Pingshan District Project <i>(Note 2)</i>	100%	19,194.68	124,300.00	124,300.00	1,254.50
6	February	Beijing	Daxing District Project	100%	74,464.00	205,538.00	205,538.00	3,275.00
7	February	Kunming	Wuhua District Project	60%	102,719.82	515,348.00	309,208.80	1,476.63
8	February	Urumqi	Shuimogou District Project #1	100%	33,664.18	144,776.00	144,776.00	602.80
9	February	Urumqi	Shuimogou District Project #2	100%	34,804.71	142,821.00	142,821.00	615.50
10	February	Shenyang	Hunnan District Project	100%	179,941.83	450,439.00	450,439.00	1,743.64
11	February	Guangzhou	Panyu District Project	14.28%	76,285.00	365,628.00	52,211.68	473.75
12	February	Chongqing	Banan District Project	51%	89,257.00	299,427.00	152,707.77	367.20
13	February	Wuhan	Jiangan District Project	100%	21,774.00	129,571.00	129,571.00	1,080.00
14	February	Xi'an	Changan District Project <i>(Note 2)</i>	100%	131,434.69	569,351.00	569,351.00	1,360.00
15	February	Jinan	Gaoxin District Project #1	100%	199,739.00	450,096.00	450,096.00	2,487.29
16	March	Changsha	Yuhua District Project	100%	70,673.90	343,263.00	343,263.00	1,117.00
17	March	Qingdao	Gaoxin District Project	100%	85,732.50	231,555.00	231,555.00	871.90
18	April	Beijing	Daxing District Project	33%	31,049.00	128,364.00	42,360.12	483.45
19	April	Kunming	Guandu District Project	100%	116,803.38	584,063.47	584,063.47	2,850.41
20	May	Urumqi	Gaoxin District Project	100%	16,644.61	76,253.14	76,253.14	332.00
21	May	Chongqing	Nanchuan District Project	100%	120,631.00	291,719.00	291,719.00	204.50
22	June	Urumqi	Huizhan Pian District Project	100%	57,726.16	239,722.00	239,722.00	781.20
23	June	Fuzhou	Gaoxin District Project	100%	30,043.00	112,383.00	112,383.00	788.31
24	June	Changchun	Beihu District Project	100%	172,207.00	571,692.00	571,692.00	2,029.03
25	June	Tianjin	Hongqiao District project	25%	52,482.60	241,900.00	60,475.00	880.00
26	June	Jinan	Gaoxin District Project #2	33%	215,377.00	473,888.00	156,383.04	818.40
27	July	Nanchang	Xinjian District Project	100%	64,307.00	105,704.00	105,704.00	490.98
28	July	Hangzhou	Xihu District Project	100%	39,344.00	134,241.00	134,241.00	3,338.56
29	July	Foshan	Shunde District Project	100%	16,646.16	55,121.00	55,121.00	336.00
30	July	Nanchang	Ganjiang New District Project	100%	111,477.00	282,468.00	282,468.00	1,203.95

31	July	Suzhou	Gaoxin District Project	51%	54,100.00	158,506.00	80,838.06	1,599.45
32	July	Ningbo	Yinzhou District Project	100%	37,266.00	106,925.00	106,925.00	769.02
<i>Sub-total for the Group:</i>					2,682,112.62	8,733,288.61	7,404,412.08	44,957.43
Land acquisitions by the COGO Group in 2018								
					Land area (m²)	Total GFA (m²)	Attributable GFA (m²)	Land premium (RMB mn) <i>(Note 1)</i>
<i>Sub-total for the COGO Group:</i>					1,000,945.48	2,684,148.00	2,402,825.20	10,433.84
TOTAL:					3,683,058.10	11,417,436.61	9,807,237.28	55,391.27

Note:

- 1. The land premium illustrated in the table above represents the full sum of land premium payable by the Group in respect of the relevant acquisition.*
- 2. This project requires the Group to build housing, commodity housing, resettlement housing or affordable housing, which is to be transferred to the local city government free of charge or to be repurchased by the local city government at predetermined price.*

The above Land Acquisition Update has been prepared based on the respective internal management records of the Company and COGO 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 collection and collating of such data. The Land Acquisition Update does not constitute, nor should it 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. It does not and is not intended to provide any investment service or investment advice.

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

Hong Kong, 9 August 2018

As at the date of this announcement, Mr. Yan Jianguo (Chairman and Chief Executive Officer), Mr. Luo Liang and Mr. Guo Guanghui are the executive directors; Mr. Chang Ying is the non-executive director; and Mr. Lam Kwong Siu, Dr. Fan Hsu Lai Tai, Rita and Mr. Li Man Bun, Brian David are the independent non-executive directors of the Company.