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 SIX MONTHS ENDED 30 JUNE 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 six months ended 30 June 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 June 2026, the contracted property sales of the China Overseas Series of Companies amounted to approximately RMB31.350 billion, with a year-on-year increase of 5.5%, and the corresponding sales area was approximately 978,100 square meters, with a year-on-year decrease of 28.7%. Details of the contracted property sales and the corresponding sales area are set out in Table 1 below.

From January to June 2026, the accumulated contracted property sales of the China Overseas Series of Companies amounted to approximately RMB134.352 billion, with a year-on-year increase of 11.8%, and the accumulated corresponding sales area was approximately 4,502,800 square meters, with a year-on-year decrease of 12.1%.

In addition, as at 30 June 2026, the China Overseas Series of Companies had recorded subscribed property sales of approximately RMB14.057 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 June 2026

	Contracted property sales (RMB'00 million)	Sales area ('0000 sq.m.)
The Company and its subsidiaries	252.17	58.95
Joint ventures and associates of the Company (excluding COGO)	22.39	4.11
China Overseas Grand Oceans Group Limited ("COGO")	38.94	34.75
Total	313.50	97.81

2. New Land Holdings Update

For June 2026, the Company and/or its subsidiaries did not acquire any land parcels. From January to June 2026, the aggregate attributable GFA of the new land holdings of the Company together with its subsidiaries 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 June 2026, new land holdings of COGO (together with its subsidiaries (collectively, the "**COGO Group**")) comprise one land parcel in Yinchuan, Ningxia Hui Autonomous Region, and two land parcels in Tangshan, Hebei Province, with an attributable GFA of approximately 397,357.00 square meters. The attributable land premium amounted to approximately RMB1,790.63 million.

Details of the COGO Group are set out in Table 2 below.

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

New land holdings of the COGO Group during June 2026				
	Land area (sq.m.)	**Total GFA (sq.m.)**	**Attributable GFA (sq.m.)**	**Attributable land premium (RMB mn)** *(Note 2)*
Total for the COGO Group:	**183,900.00**	**397,357.00**	**397,357.00**	**1,790.63**

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 COGO 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, 7 July 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 Professor Chan Ka Keung, Ceajer, Dr. Chan Ching Har, Eliza and Mr. Li Man Kiu, Adrian David are the Independent Non-executive Directors of the Company.