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**U.S.\$500 million 4.875 per cent. Guaranteed Notes due 2021 issued by**  
**China Overseas Grand Oceans Finance IV (Cayman) Limited**  
*(incorporated in the Cayman Islands with limited liability)*  
**(Stock Code: 5106)**

**ESTIMATED PROFIT**  
**FOR THE SIX MONTHS ENDED 30 JUNE 2019**

The Board wishes to inform shareholders, bondholders and potential investors of the Company that having reviewed the preliminary unaudited management accounts of the Group for the six months ended 30 June 2019 and the currently available information, the Group is likely to record an increase in the unaudited consolidated net profit attributable to owners of the Company for the six months ended 30 June 2019 as compared to the corresponding period of last year.

The information contained in this announcement is only based on the preliminary unaudited management accounts of the Group for the six months ended 30 June 2019.

**Shareholders, bondholders and potential investors of the Company are advised to exercise caution when dealing in the securities of the Company.**

The board of directors (the “Board”) of by China Overseas Grand Oceans Group Limited (the “Company”) wishes to inform shareholders, bondholders and potential investors of the Company that having reviewed the preliminary unaudited management accounts of the Company and its subsidiaries (collectively referred to as the “Group”) for the six months ended 30 June 2019 and the currently available information, the Group is likely to record an increase of about 75% - 85% in the unaudited consolidated net profit attributable to owners of the Company for the six months ended 30 June 2019 as compared to the corresponding period of last year (2018: HK\$1,014.2 million) based on preliminary assessment. The increase is mainly attributable to the increase in the recognized revenue from sale of properties of the Group during the period and the gross profit margin from the sales of properties.

As the Company is still in the process of finalizing its unaudited interim results for the six months ended 30 June 2019, the information contained in this announcement is a preliminary assessment by the management of the Group according to the preliminary unaudited management accounts of the Group which have not been reviewed by the audit committee of the Company and are subject to possible adjustments upon review. Further details of the Group's performance will be disclosed when the Group's unaudited interim results for the six months ended 30 June 2019 are announced.

The Board wishes to draw the attention of the shareholders, bondholders and potential investors of the Company that the financial performance of the Group in the second half of 2019 remains uncertain. Hence, the percentage increase in the unaudited consolidated net profit attributable to owners of the Company for the first half does not represent the percentage increase for the full year of 2019. **Shareholders, bondholders and potential investors of the Company are advised to exercise caution when dealing in the securities of the Company.**

For and on behalf of  
**CHINA OVERSEAS GRAND OCEANS  
FINANCE IV (CAYMAN) LIMITED**  
Zhang Guiqing  
*Director*

For and on behalf of  
**CHINA OVERSEAS GRAND OCEANS  
GROUP LIMITED**  
Yan Jianguo  
*Chairman and Non-Executive Director*

Hong Kong, 11 July 2019

*As at the date of this announcement, the Board comprises eight directors, of which three are executive directors, namely Mr. Zhang Guiqing, Mr. Paul Wang Man Kwan and Mr. Yang Lin; two non-executive directors, namely Mr. Yan Jianguo and Mr. Billy Yung Kwok Kee, and three independent non-executive directors, namely Dr. Timpson Chung Shui Ming, Mr. Jeffrey Lam Kin Fung and Mr. Dantes Lo Yiu Ching.*

*As at the date of this announcement, the directors of China Overseas Grand Oceans Finance IV (Cayman) Limited are Mr. Zhang Guiqing and Mr. Yang Lin.*