seazen
新城发展

SEAZEN GROUP LIMITED

新城發展控股有限公司

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 1030)

(1) UNAUDITED OPERATING STATISTICS AND LAND ACQUISITION INFORMATION FOR SEPTEMBER 2020 AND (2) ANNOUNCEMENT IN RELATION TO RULE 17.07(2) OF THE LISTING RULES

(1) UNAUDITED OPERATING STATISTICS AND LAND ACQUISITION INFORMATION FOR SEPTEMBER 2020

The board (the "**Board**") of directors (the "**Directors**") of Seazen Group Limited (the "**Company**", together with its subsidiaries, the "**Group**") is pleased to announce that in September 2020, the Group achieved contracted sales of approximately RMB23.966 billion, and contracted sales area of approximately 2,281,700 sq.m..

The aggregate contracted sales from January to September 2020 amounted to approximately RMB163.047 billion. The aggregate sales area was approximately 15,081,500 sq.m..

The aggregate rental income[#] of Wuyue Plazas from January to September 2020 amounted to approximately RMB3.408 billion[##].

LAND ACQUISITION

A subsidiary of the Company obtained the land parcel No. GD(20)017 in Guiyang City, Guizhou Province* (貴州省貴陽市編號為GD(20)017號地塊), by way of open tender auction. The land parcel is located in Bageyan Sub-district Office, Yunyan District, Guiyang City* (貴陽市雲岩區八鴿岩街道辦事處). It occupies a transferred land area of 97,205.00 sq.m. and is planned for commercial and residential uses with a plot ratio of ≤5.31. Land premium of RMB4,043,149,400 shall be paid by the Group.

Rental income includes property management fee.

Wuyue Plazas, self-owned and operated by the Company, has implemented the 50% rental reduction policy that lasts for 67 days effective from 25 January 2020 for all merchants. Meanwhile, during the period from 1 April to 31 May 2020, the Company provided the 50% rental reduction policy to support the related merchants with delayed opening due to epidemic control, including, among others, theaters, educational training, fitness and KTV. For the asset-light projects entrusted for operation, the Company shall implement the same policy on the premise of consistent communication with the owners.

A subsidiary of the Company obtained the land parcels Nos. B13-4/03, B14-5/04-01, E13-7/03 and B14-5/04-02* (重慶市編號為B13-4/03號、B14-5/04-01號、E13-7/03號和B14-5/04-02號地塊), by way of open tender auction. The project is located in Shuangfu Industrial Park, Chongqing City* (重慶市雙福工業園). Among which: the land parcel No. B13-4/03 occupies a transferred land area of 67,584.94 sq.m., and is planned for Type 2 residential use with a plot ratio of >1.0 and≤2.5; the land parcel No. B14-5/04-01 occupies a transferred area of 30,778.79 sq.m., and is planned for commercial use with a plot ratio of ≤2.0; the land parcel No. E13-7/03 occupies a transferred land area of 89,663.64 sq.m., and is planned for Type 2 residential use with a plot ratio of >1.0 and ≤2.0; and the land parcel No. B14-5/04-02 occupies a transferred land area of 35,780.41 sq.m., and is planned for commercial use with a plot ratio of ≤2.0. Land premium of RMB715,300,000 in total shall be paid by the Group.

A subsidiary of the Company obtained the land parcel No. [2020] Changsha County 052 in Changsha City, Hunan Province* (湖南省長沙市編號為[2020]長沙縣052號地塊), by way of open tender auction. The land parcel is located at Changsha County and reaches Hunan Police Academy land parcel in the east, west and north and Panpan Road in the south* (長沙縣，東、西、北臨湖南警察學院用地、南臨盼盼路). It occupies a transferred land area of 44,126.53 sq.m., and is planned for township residential use with a plot ratio of >1.0 and ≤2.0. Land premium of RMB310,550,000 shall be paid by the Group.

A subsidiary of the Company obtained the land parcel No. 2020-17-02 in Changzhou City, Jiangsu Province* (江蘇省常州市編號為2020-17-02號地塊), by way of open tender auction. The land parcel is located in the land parcel No. 2 to the north of Jintan Avenue and the east of Jinhu Road in Jintan District, Changzhou City* (常州市金壇區金壇大道北側金湖路東側地塊二). It occupies a transferred land area of 55,669.00 sq.m., and is planned for commercial and residential uses with a plot ratio of >1.0 and <2.2. Land premium of RMB617,887,000 shall be paid by the Group.

A subsidiary of the Company obtained the land parcel No. P(2020)4 in Yichang City, Hubei Province* (湖北省宜昌市編號為P(2020)4號地塊), by way of open tender auction. The land parcel is located at the intersection of Xiazhou Avenue and Chengdong Avenue in Xiling District, Yichang City* (宜昌市西陵區峽州大道與城東大道交匯處). It occupies a transferred land area of 110,540.36 sq.m., and is planned for residential and commercial service uses. Among which, the plot ratio is ≤2.5 for Zone A and ≤2.0 for Zone B of the land parcel. Land premium of RMB470,000,000 shall be paid by the Group.

A subsidiary of the Company obtained the land parcel No. Beng Gua (2020)28 in Bengbu City, Anhui Province* (安徽省蚌埠市編號為蚌掛(2020)28號地塊), by way of joint open tender auction. The land parcel is located to the east of Jiefang Road and the south of Fengyang Road in Longzihu District, Bengbu City* (蚌埠市龍子湖區解放路東側、鳳陽路南側). It occupies a transferred land area of 49,546.51 sq.m., and is planned for residential use with a plot ratio of ≤2.0. Land premium of RMB207,414,000 shall be paid by the Group.

A subsidiary of the Company obtained the land parcels Nos. A-05-2 and A-08-1 in Guang'an City, Sichuan Province* (四川省廣安市編號為A-05-2號和A-08-1號地塊), by way of open tender auction. Among which, the land parcel No. A-05-2 is located in the third section of Jin'an Avenue in Guang'an City* (廣安市金安大道三段). It occupies a transferred land area of 78,678.00 sq.m., and is planned for commercial service use with a plot ratio of ≥1.5 and ≤1.6; and the land parcel No. A-08-1 is located to the west of Tongjiang Road in Guang'an City* (廣安市通江路西側). It occupies a transferred land area of 142,998.00 sq.m., and is planned for commercial service and residential uses with a plot ratio of ≤2.5. Land premium of RMB488,000,000 in total shall be paid by the Group.

The sales data as disclosed above 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 sales information. As such, the above data is provided for the reference of shareholders and potential investors of the Company only. Shareholders and potential investors of the Company 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 potential investors of the Company are advised to seek professional advice from professionals or financial advisers.

(2) ANNOUNCEMENT IN RELATION TO RULE 17.07(2) OF THE LISTING RULES

Reference is made to page 111 of the annual report of the Company for the year ended 31 December 2019 and page 70 of the interim report of the Company for the six months ended 30 June 2020 (the "**Reports**") and the Company hereby further discloses the following information pursuant to Rules 17.07(2) of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the "**Listing Rules**"):

(i) the closing price of the shares of the Company immediately before 1 November 2019, being the date of grant of the share option under the Share Option Scheme (as defined in the Reports), was HK$8.29.

(ii) the closing price of the shares of Seazen Holdings Co., Ltd. immediately before 8 May 2020, being the date of grant of the share option under the Subsidiary Share Option Scheme (as defined in the Reports), was RMB31.11.

By order of the Board
Seazen Group Limited
Wang Xiaosong
Chairman

PRC, 14 October 2020

As at the date of this announcement, the Directors are Mr. Lv Xiaoping and Mr. Lu Zhongming as executive Directors, Mr. Wang Xiaosong, Mr. Qu Dejun and Mr. Zhang Shengman as non-executive Directors, and Mr. Chen Huakang, Mr. Zhu Zengjin and Mr. Zhong Wei as independent non-executive Directors.

* *Denotes English translation of a Chinese company or entity or address and is provided for identification purpose only.*