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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)

PROFIT WARNING

This announcement is made by Seazen Group Limited (the “**Company**”, together with its subsidiaries, the “**Group**”) pursuant to Rule 13.09 of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “**Listing Rules**”) and the Inside Information Provisions (as defined in the Listing Rules) under Part XIVA of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong).

The board (the “**Board**”) of directors (the “**Directors**”) of the Company wishes to inform the shareholders of the Company and potential investors of the Company that based on the latest unaudited consolidated management accounts of the Group for the six months ended 30 June 2022 and other information currently available to the Board, the profit attributable to the equity holders of the Company as of 30 June 2022 is expected to be between approximately RMB1.7 billion and RMB1.8 billion, as compared with the profit attributable to the equity holders of the Company of approximately RMB2.915 billion as of 30 June 2021. The expected decrease is mainly due to: (i) the decrease in the Group’s sales revenue as a result of on-gong sluggish real estate market and the lingering effect of the COVID-19 pandemic; and (ii) net exchange losses as a result of foreign exchange fluctuation.

The information contained in this announcement is only based on the Board’s preliminary assessment of the unaudited consolidated management accounts of the Group for the six months ended 30 June 2022 and the information currently available, which have not been audited or reviewed by the auditor of the Company nor reviewed by the audit committee of the Board and may be subject to adjustments. Details of the financial information and performance of the Group for the six months ended 30 June 2022 will be disclosed in the interim results announcement of the Company for the six months ended 30 June 2022, which is expected to be published before the end of August 2022.

Shareholders and potential investors of the Company are advised to exercise caution when dealing in the shares of the Company.

By order of the Board
Seazen Group Limited
Wang Xiaosong
Chairman

The PRC, 19 August 2022

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.