

*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.*

seazen

新城發展

**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 and potential investors of the Company that based on the latest unaudited consolidated management accounts of the Group for the year ended 31 December 2022 and other information currently available to the Board, the profit attributable to the equity holders of the Company as of 31 December 2022 is expected to be between approximately RMB-0.3 billion and RMB1.8 billion, as compared with the profit attributable to the equity holders of the Company of approximately RMB8.591 billion as of 31 December 2021. The expected decrease is mainly due to: (I) substantial year-on-year decrease in revenue and gross profit carried forward from property projects of the Group in 2022 as a result of structural changes in overall market environment, COVID-19 pandemic and carried-forward projects; (II) year-on-year increase in the Group’s provision for impairment on assets as a result of changes in market conditions; and (III) 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 year ended 31 December 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 year ended 31 December 2022 will be disclosed in the annual results announcement of the Company for the year ended 31 December 2022, which is expected to be published before the end of March 2023.

**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, 30 January 2023

*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.*