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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)

UNAUDITED OPERATING STATISTICS FOR JANUARY 2023

CONTRACTED SALES

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 January 2023, the Group achieved the contracted sales of approximately RMB5.776 billion, and the contracted sales area of approximately 712,400 sq.m..

PROPERTY LEASES

In January 2023, the Group had a total of 141 properties for lease, with a total gross floor area of approximately 13,230,700 sq.m.. The rental income* for January 2023 amounted to approximately RMB0.809 billion, and commercial operating income** for January 2023 amounted to approximately RMB0.867 billion (i.e. tax-included rental income).

*: *Rental income includes rentals, management fee, carpark, various operation and other sporadic management income.*

** : *Commercial operating income represents tax-included rental income.*

The sales data and property lease data as disclosed above are unaudited and are prepared 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 collecting such 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.

By order of the Board
Seazen Group Limited
Wang Xiaosong
Chairman

The PRC, 6 February 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.