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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 AND LAND ACQUISITION INFORMATION FOR FEBRUARY 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 February 2023, the Group achieved the contracted sales of approximately RMB7.809 billion, and the contracted sales area of approximately 888,000 sq.m..

Between January and February 2023, the aggregated contracted sales amounted to approximately RMB13.585 billion, and the aggregated sales area amounted to approximately 1,600,300 sq.m..

PROPERTY LEASES

In February 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 February 2023 amounted to approximately RMB0.752 billion, and commercial operating income** for February 2023 amounted to approximately RMB0.806 billion (i.e. tax-included rental income).

Between January and February 2023, the aggregated rental income* amounted to approximately RMB1.561 billion, and the aggregated commercial operating income** amounted to approximately RMB1.673 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.*

LAND ACQUISITION

The Company's subsidiary obtained the land parcel No. Hang Zheng Chu Chu [2022]102 in Hangzhou City, Zhejiang Province# (浙江省杭州市編號為杭政儲出[2022]102號地塊) by way of open tender auction. The land parcel is located to the planned garden in the east, Longteng Street in the south, Chongchang Road in the west, and Chonghang Street in the north in the Linping District, Hangzhou City# (杭州市臨平區、東至規劃綠地、南至龍騰街、西至崇昌路、北至崇杭街). It occupies a transferred land area of 127,800.00 sq.m., and is planned for residential (with ancillary public construction) use, commercial and business uses with a plot ratio of 2.2 to 2.5 for residential use and 2.5 to 2.8 for commercial and business uses. The plot-ratio gross floor area is approximately 333,472.50 sq.m., and the total amount of transfer was RMB2,460,260,000.

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, 7 March 2023

As at the date of this announcement, the Directors are Mr. Lv Xiaoping and Mr. Lu Zhongming as executive Directors, Mr. Wang Xiaosong 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 the name of a Chinese company or entity or address and is provided for identification purpose only.*