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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)

**INSIDE INFORMATION
PRINCIPAL FINANCIAL DATA AND INDICATORS OF
SEAZEN HOLDINGS
FOR THE YEAR ENDED 31 DECEMBER 2022**

Reference is made to the overseas regulatory announcement dated 31 March 2023 (the “**Announcement**”) and issued by Seazen Group Limited (the “**Company**”, the Company and its subsidiaries, the “**Group**”) in relation to the summary of the annual report for the year ended 31 December 2022 of Seazen Holdings Co., Ltd.* (新城控股集團股份有限公司) (“**Seazen Holdings**”), a subsidiary of the Company whose A-shares are listed on the Shanghai Stock Exchange (stock code: 601155). The board (the “**Board**”) of directors (the “**Directors**”) of the Company would like to draw the attention of its shareholders and the public investors to the following principal audited financial data and indicators of Seazen Holdings for the year ended 31 December 2022 as set out in the Announcement.

PRINCIPAL FINANCIAL DATA AND INDICATORS OF SEAZEN HOLDINGS

	Unit: Yuan Currency: Renminbi (“RMB”)		
	2022	2021	Increase/ decrease in this year compared with that of last year (%)
Operating income	115,456,683,070	168,231,677,887	-31.37
Net profit attributable to shareholders of listed company	1,393,833,529	12,598,086,046	-88.94
Net profit attributable to shareholders of listed company after deducting non-recurring gains and losses	726,747,105	10,244,895,368	-92.91
Total assets	457,907,014,950	534,293,114,201	-14.30
Net assets attributable to shareholders of listed company	59,481,286,513	59,309,962,937	0.29
Net cash flow arising from operating activities	14,534,774,255	21,984,850,398	-33.89
Basic earnings per share (RMB/share)	0.62	5.59	-88.91
Diluted earnings per share (RMB/share)	0.62	5.58	-88.89
Basic earnings per share after deducting non-recurring gains and losses (RMB/share)	0.32	4.55	-92.97
Weighted average return on net assets (%)	2.34	22.73	Decreased by 20.39 percentage points
Weighted average return on net assets after deducting non-recurring gains and losses (%)	1.22	18.48	Decreased by 17.26 percentage points

A copy of the annual report of Seazen Holdings for the year ended 31 December 2022 is available for download at the following website: <http://www.seazen.com.cn/>.

This announcement is made by the Company pursuant to Rule 13.09(2)(a) of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited and Inside Information Provisions under Part XIVA of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong).

By order of the Board
Seazen Group Limited
Wang Xiaosong
Chairman

PRC, 31 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 and is provided for identification purpose only.*