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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)**

**INSIDE INFORMATION  
PRINCIPAL FINANCIAL DATA AND INDICATORS OF  
SEAZEN HOLDINGS  
FOR THE SIX MONTHS ENDED 30 JUNE 2023**

Reference is made to the overseas regulatory announcement dated 30 August 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 interim report for the six months ended 30 June 2023 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 (the “**SSE**”) (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 unaudited financial data and indicators of Seazen Holdings for the six months ended 30 June 2023 as set out in the Announcement.

## PRINCIPAL FINANCIAL DATA AND INDICATORS OF SEAZEN HOLDINGS

### Principal Accounting Information

	At the end of this reporting period (30 June 2023) <sup>#</sup>	At the end of previous year (31 December 2022) <sup>^</sup>	Increase/decrease at the end of this reporting period over the end of previous year (%)
Total assets (RMB)	437,844,580,953	457,907,014,950	-4.38
Net assets attributable to shareholders of Seazen Holdings (RMB)	61,108,014,895	59,481,286,513	2.73
	From the beginning of the year to the end of this reporting period (1 January 2023 to 30 June 2023) <sup>#</sup>	From the beginning of last year to the end of previous reporting Period (1 January 2022 to 30 June 2022) <sup>#</sup>	Increase/decrease over the corresponding period of previous year (%)
Operating revenue (RMB)	41,768,384,247	42,803,046,798	-2.42
Net profit attributable to shareholders of Seazen Holdings (RMB)	2,278,826,668	3,009,507,031	-24.28
Net profit attributable to shareholders of Seazen Holdings after deducting non-recurring gains and losses (RMB)	1,937,758,227	2,562,316,385	-24.37
Net cash flow arising from operating activities (RMB)	7,434,220,871	11,502,760,841	-35.37

## Key Financial Indicators

	From the beginning of the year to the end of this reporting period (1 January 2023 to 30 June 2023) <sup>#</sup>	From the beginning of last year to the end of previous reporting period (1 January 2022 to 30 June 2022) <sup>#</sup>	Increase/ decrease over the corresponding period of previous year (%)
Basic earnings per share (RMB/share)	1.01	1.33	-24.06
Diluted earnings per share (RMB/share)	1.01	1.33	-24.06
Weighted average return on net assets (%)	3.78	4.97	Decreased by 1.19 percentage points

Notes:

- <sup>^</sup> Audited  
<sup>#</sup> Unaudited

The “2023 Interim Report of Seazen Holdings” was published in Chinese on the website of the SSE ([www.sse.com.cn](http://www.sse.com.cn)) on 30 August 2023.

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, 30 August 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 is provided for identification purpose only.*