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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 JULY 2026

PROPERTY LEASES

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 July 2026, the Group had a total of 182 properties for lease, with a total gross floor area of approximately 16,786,400 sq.m.. The rental income* for July 2026 amounted to approximately RMB1.159 billion, and commercial operating income** amounted to approximately RMB1.241 billion (i.e. tax-included rental income).

Between January and July 2026, the aggregated rental income* amounted to approximately RMB7.795 billion, and the aggregated commercial operating income** amounted to approximately RMB8.353 billion (i.e. tax-included rental income).

CONTRACTED SALES

In July 2026, the Group achieved the contracted sales of approximately RMB0.861 billion, and the contracted sales area of approximately 139,700 sq.m..

Between January and July 2026, the aggregated contracted sales amounted to approximately RMB7.218 billion, and the aggregated sales area amounted to approximately 1,164,500 sq.m..

*: 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, 11 August 2026

As at the date of this announcement, the Directors are Mr. Lu Zhongming and Mr. Zhou Fudong as executive Directors, Mr. Wang Xiaosong as non-executive Director, and Mr. Zhu Zengjin, Mr. Zhong Wei and Ms. Wu Ke as independent non-executive Directors.