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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 2026**

Reference is made to the overseas regulatory announcement dated 26 August 2026 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 2026 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 “**Announcement**”). 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 2026 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 2026) [#]	At the end of previous year (31 December 2025) [^]	Increase/decrease at the end of this reporting period over the end of previous year (%)
Total assets (RMB)	257,676,300,745	265,643,322,026	-3.00
Net assets attributable to shareholders of Seazen Holdings (RMB)	62,476,358,964	61,597,826,913	1.43
	From the beginning of the year to the end of this reporting period (1 January 2026 to 30 June 2026) [#]	From the beginning of last year to the end of previous reporting Period (1 January 2025 to 30 June 2025) [#]	Increase/ decrease over the corresponding period of previous year (%)
Operating revenue (RMB)	17,644,161,447	22,100,442,102	-20.16
Net profit attributable to shareholders of Seazen Holdings (RMB)	848,781,014	894,860,061	-5.15
Net profit attributable to shareholders of Seazen Holdings after deducting non-recurring gains and losses (RMB)	886,017,727	946,849,779	-6.42
Net cash flow arising from operating activities (RMB)	824,435,896	285,842,250	188.42

Key Financial Indicators

	From the beginning of the year to the end of this reporting period (1 January 2026 to 30 June 2026) [#]	From the beginning of last year to the end of previous reporting period (1 January 2025 to 30 June 2025) [#]	Increase/ decrease over the corresponding period of previous year (%)
Basic earnings per share (RMB/share)	0.38	0.40	–5.00
Diluted earnings per share (RMB/share)	0.38	0.40	–5.00
Weighted average return on net assets (%)	1.37	1.46	Decreased by 0.09 percentage point

Notes:

^ Audited
Unaudited

Seazen Holdings published its “2026 Interim Report” in Chinese on the website of the SSE (www.sse.com.cn) on 26 August 2026.

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

The PRC, 26 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.

* Denotes English translation of the name of a Chinese company or entity is provided for identification purpose only.