

Hong Kong Exchanges and Clearing Limited and The Stock Exchange of Hong Kong Limited take no responsibility for the contents of this announcement, make no representation as to its accuracy or completeness and expressly disclaim any liability whatsoever for any loss howsoever arising from or in reliance upon the whole or any part of the contents of this announcement.

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 AUGUST 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 August 2026, the Group had a total of 183 properties for lease, with a total gross floor area of approximately 16,909,200 sq.m.. The rental income* for August 2026 amounted to approximately RMB1.206 billion, and commercial operating income** amounted to approximately RMB1.291 billion (i.e. tax-included rental income).

Between January and August 2026, the aggregated rental income* amounted to approximately RMB9.000 billion, and the aggregated commercial operating income** amounted to approximately RMB9.644 billion (i.e. tax-included rental income).

CONTRACTED SALES

In August 2026, the Group achieved the contracted sales of approximately RMB0.889 billion, and the contracted sales area of approximately 140,900 sq.m..

Between January and August 2026, the aggregated contracted sales amounted to approximately RMB8.107 billion, and the aggregated sales area amounted to approximately 1,305,400 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 September 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.