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)

INSIDE INFORMATION
PRINCIPAL FINANCIAL DATA AND INDICATORS OF SEAZEN HOLDINGS FOR THE NINE MONTHS ENDED 30 SEPTEMBER 2026

Reference is made to the overseas regulatory announcement dated 30 October 2026 and issued by Seazen Group Limited (the "**Company**") in relation to the summary of the quarterly report for the nine months ended 30 September 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 (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 nine months ended 30 September 2026 as set out in the Announcement.

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

PRINCIPAL FINANCIAL DATA AND INDICATORS OF SEAZEN HOLDINGS

	At the end of this reporting period (30 September 2026)#	At the end of previous year (31 December 2025)^	Increase/decrease at the end of this reporting period as compared with the end of previous year (%)
Total assets (RMB)	252,820,060,266	265,643,322,026	-4.83
Net assets attributable to shareholders of Seazen Holdings (RMB)	62,592,868,566	61,597,826,913	1.62

	From the beginning of the year to the end of this reporting period (1 January 2026 to 30 September 2026)#	From the beginning of last year to the end of previous reporting period (1 January 2025 to 30 September 2025)#	Increase/decrease over the corresponding period of previous year (%)
Net cash flow generated from operating activities (RMB)	1,506,371,258	1,026,478,031	46.75

	From the beginning of the year to the end of this reporting period (1 January 2026 to 30 September 2026)#	From the beginning of last year to the end of previous reporting period (1 January 2025 to 30 September 2025)#	Increase/decrease over the corresponding period of previous year (%)
Operating revenue (RMB)	24,923,069,319	34,371,315,467	-27.49
Net profit attributable to shareholders of Seazen Holdings (RMB)	965,043,138	973,870,529	-0.91
Net profit attributable to shareholders of Seazen Holdings after deducting non-recurring gains and losses (RMB)	1,034,672,093	1,008,847,997	2.56
Weighted average return on net assets (%)	1.55	1.59	decreased by 0.04 percentage point
Basic earnings per share (RMB/share)	0.43	0.43	–
Diluted earnings per share (RMB/share)	0.43	0.43	–

Notes:

^ Audited

Unaudited

A copy of the quarterly report of Seazen Holdings for the nine months ended 30 September 2026 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

The PRC, 30 October 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.