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 OCTOBER 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 October 2026, the Group had a total of 182 properties for lease, with a total gross floor area of approximately 16,816,900 sq.m.. The rental income* for October 2026 amounted to approximately RMB1.177 billion, and commercial operating income** amounted to approximately RMB1.260 billion (i.e. tax-included rental income).

Between January and October 2026, the aggregated rental income* amounted to approximately RMB11.322 billion, and the aggregated commercial operating income** amounted to approximately RMB12.130 billion (i.e. tax-included rental income).

CONTRACTED SALES

In October 2026, the Group achieved the contracted sales of approximately RMB1.030 billion, and the contracted sales area of approximately 152,200 sq.m..

Between January and October 2026, the aggregated contracted sales amounted to approximately RMB9.856 billion, and the aggregated sales area amounted to approximately 1,565,000 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, 12 November 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.