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 AND LAND ACQUISITION INFORMATION FOR DECEMBER 2019

Unaudited Operating Statistics

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 December 2019, the Group achieved contracted sales of approximately RMB24,239 million, and contracted sales area of approximately 2,440,100 sq.m.

The aggregate contracted sales of January to December 2019 amounted to approximately RMB270,801 million, representing a year-on-year increase of 22.48%. The aggregate sales area was approximately 24,320,000 sq.m., representing a year-on-year increase of 34.21%.

The aggregate rental income* from Wuyue Plazas from January to December 2019 amounted to approximately RMB4,069 million, representing a year-on-year increase of 92.28%.

LAND ACQUISITION

A subsidiary of the Company obtained the land parcel No. 2019 (Jing) D Development Zone 02** (2019 (經) D開發區02號地塊) in Suqian City, Jiangsu Province by way of open tender auction. The land parcel is located in Suqian Economic And Technological Development Zone, spanning to Fukang Avenue in the east, vacant land in the west, the green belt of Minbian River in the north, and Jintan Road in the south** (宿遷市經濟技術開發區，東至富康大道、西至空地、北至民便河綠化帶、南至金壇路). The land parcel occupies a transferred land area of 82,935.00 sq.m. and is planned for commercial and residential purposes with a plot ratio of >1.0 and ≤2.8. Land premium of RMB322,783,000 shall be paid by the Group.

A subsidiary of the Company obtained the land parcel No. 2019-49 in Huzhou City, Zhejiang Province by way of open tender auction. The land parcel is located in Shiyuan Unit, Nanxun District, Huzhou City** (湖州市南潯區適園單元) and occupies a transferred land area of 198,524.00 sq.m. It is planned for residential and commercial purposes with a plot ratio of ≤2.5 for residential land and ≤2.8 for commercial land. Land premium of RMB1,008,000,000 shall be paid by the Group.

* Rental income includes property management fees.

A subsidiary of the Company obtained the land parcels No. 2019-50, 2019-51, 2019-52 and 2019-53 in Xuzhou City, Jiangsu Province by way of open tender auction. The project is located in Xinyi City, Xuzhou, of which, the land parcel No. 2019-50 is located to the south of Daqiao West Road and to the east of Shanghai Road** (大橋西路以南、上海路以東), occupies a transferred land area of 121,247.00 sq.m., and is planned for other commercial and service purposes with a plot ratio of ≥1.4 and ≤2.5; the land parcel No. 2019-51 is located to the south of Daqiao West Road and to the east of Shanghai Road, occupies a transferred land area of 49,520.00 sq.m., and is planned for urban residential purposes with a plot ratio of ≥1.4 and ≤2.5; the land parcel No. 2019-52 is located to the south of Daqiao West Road and to the east of Shanghai Road, occupies a transferred land area of 34,060.00 sq.m., and is planned for urban residential purposes with a plot ratio of ≥1.4 and ≤2.5; the land parcel No. 2019-53 is located to the south of Xindai West Road and to the east of Shanghai Road** (新戴西路以南、上海路以東), occupies a transferred land area of 59,227.00 sq.m., and is planned for urban residential purposes with a plot ratio of ≥1.4 and ≤2.5. Land premium of RMB750,450,000 in total shall be paid by the Group.

A subsidiary of the Company obtained the land parcels No. Fenghuangshan Urban Complex A-16** (鳳凰山城市綜合體A-16號), No. Fenghuangshan Urban Complex B-12** (鳳凰山城市綜合體B-12號) and No. Fenghuangshan Urban Complex B-13** (鳳凰山城市綜合體B-13號) in Liupanshui City, Guizhou Province by way of open tender auction. The project is located in Zhongshan District, Liupanshui City** (六盤水市鐘山片區), of which, the land parcel No. Fenghuangshan Urban Complex A-16 is located at the southwest of He Quan Road and the north of Fenghuang East Road** (荷泉路西南側、鳳凰東路北側), occupies a transferred land area of 107,548.07 sq.m., and is planned for residential and commercial purposes with a plot ratio of ≤3.0; the land parcel No. Fenghuangshan Urban Complex B-12 is located at the south of Fenghuang East Road** (鳳凰東路南側), occupies a transferred land area of 46,239.25 sq.m., and is planned for residential and commercial purposes with a plot ratio of ≤3.0; the land parcel No. Fenghuangshan Urban Complex B-13 is located at the south of Fenghuang East Road and the east of Guihua Road** (鳳凰東路南側、規劃道路東側), occupies a transferred land area of 55,565.82 sq.m., and is planned for residential and commercial purposes with a plot ratio of ≤3.0. Land premium of RMB659,000,000 in total shall be paid by the Group.

A subsidiary of the Company obtained the land parcel No. 2019 (Jing) D Sucheng 09** (2019 (經) D宿城09號地塊) in Suqian City, Jiangsu Province by way of open tender auction. The land parcel is located in Sucheng New District, Suqian City, spanning to Huanghai Road in the east, Donghai Road in the west, the green belt of Qingshui River in the north and Qinghaihu Road in the south** (宿遷市宿城新區，東至黄海路、西至東海路、北至清水河綠化帶、南至青海湖路), and occupies a transferred land area of 128,342.00 sq.m. It is planned for commercial and residential purposes with a plot ratio of >1.0 and ≤2.6. The land premium of the project is RMB802,137,500.

The sales data as disclosed above is unaudited and is 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 collating such sales 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

PRC, January 9, 2020

As at the date of this announcement, the Directors are Mr. Lv Xiaoping, Mr. Qu Dejun and Mr. Lu Zhongming as executive Directors, Mr. Wang Xiaosong and Mr. Zhang Shengman as non-executive Directors, and Mr. Chen Huakang, Mr. Zhu Zengjin and Mr. Zhong Wei as independent non-executive Directors.

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