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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)

UNAUDITED OPERATING STATISTICS AND LAND ACQUISITION INFORMATION FOR JANUARY 2021

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 January 2021, the Group achieved contracted sales of approximately RMB16.639 billion, and contracted sales area of approximately 1,891,300 sq.m.

LAND ACQUISITION

A subsidiary of the Company obtained the land parcel No. 2020-196 in Feng County, Xuzhou City, Jiangsu Province* (江蘇省徐州市豐縣編號為2020-196號地塊) by way of open tender auction. The land parcel is located in Qifeng Road West and Jiankang Road North in Feng County* (豐縣棲鳳路西、建康路北). It occupies a transferred land area of 46,121.00 sq.m., and is planned for residential and commercial uses with a plot ratio of ≥ 1.01 and ≤ 2.6 . The plot-ratio gross floor area is approximately 119,914.60 sq.m. Land premium of RMB201,313,800 shall be paid by the Group.

A subsidiary of the Company obtained the land parcel No. 2028-01 in Rudong County, Nantong City, Jiangsu Province* (江蘇省南通市如東縣編號為2028-01號地塊) by way of open tender auction. The land parcel is located in the east of Zilang Road and the south of Huaihe Road in Rudong County* (如東縣縣城紫琅路東側、淮河路南側). It occupies a transferred land area of 56,925.03 sq.m., and is planned for residential and commercial uses with a plot ratio of >1.0 and <2.0 . The plot-ratio gross floor area is approximately 113,850.06 sq.m. Land premium of RMB660,330,300 shall be paid by the Group.

A subsidiary of the Company obtained the land parcel No. R2020115 in Rugao City, Nantong, Jiangsu Province* (江蘇省南通如皋市編號為R2020115號地塊) by way of open tender auction. The land parcel is located in the lot to the east of Liyu Road, the north of Gaonan Road and the west of Maozhi River in Rucheng Subdistrict, Rugao County* (如皋市如城街道李漁路以東、皋南路以北、茅雉河以西地段). It occupies a transferred land area of 31,017.00 sq.m., and is planned for residential and commercial uses with a plot ratio of >1.7 and <2.2 . The plot-ratio gross floor area is approximately 68,237.40 sq.m. Land premium of RMB532,717,000 shall be paid by the Group.

A subsidiary of the Company obtained the land parcel C-10 in Jinhai Park of Wenzhou City Economic and Technological Development Zone in Zhejiang Province* (浙江省溫州市經濟技術開發區金海園區C-10地塊) by way of open tender auction. The land parcel is located in Jinhai 2nd Avenue and Binhai 15th Road in Wenzhou City Economic and Technological Development Zone* (溫州市經濟技術開發區金海二道、濱海十五路). It occupies a transferred land area of 117,959.46 sq.m., and is planned for residential and commercial uses with a plot ratio of ≥ 1.5 and ≤ 2.9 . The plot-ratio gross floor area is approximately 342,082.43 sq.m. Land premium of RMB2,225,500,000 shall be paid by the Group.

A subsidiary of the Company obtained the land parcel No. 2020 Ping-75 in Pinghu City, Jiaxing, Zhejiang Province* (浙江省嘉興平湖市編號為2020平-75號地塊) by way of open tender auction. The land parcel is located in the south of Yuxiu Road and the east of Jingyi Road in Danghu Subdistrict, Pinghu City* (平湖市當湖街道毓秀路南側、經一路東側). It occupies a transferred land area of 18,000.00 sq.m., and is planned for residential use with a plot ratio of ≥ 1.5 and ≤ 2.2 . The plot-ratio gross floor area is approximately 39,600.00 sq.m. Land premium of RMB249,480,000 shall be paid by the Group.

A subsidiary of the Company obtained a portion of the land parcel No. A-04-10 in Yongzhou City, Hunan Province* (湖南省永州市編號為A-04-10號地塊局部) by way of open tender auction. The land parcel is located in the east of Yongzhi Road and the west of Yangming Avenue in Lingling District, Yongzhou City* (永州市零陵區永職路東側、陽明大道西側). It occupies a transferred land area of 118,646.26 sq.m., and is planned for residential use with a plot ratio of < 3.0 . The plot-ratio gross floor area is approximately 355,938.78 sq.m. Land premium of RMB334,100,000 shall be paid by the Group.

A subsidiary of the Company obtained the land parcels Nos. YS2020-46, YS2020-47, YS2020-48, YS2020-49 and YS2020-50 in Yingshang County, Fuyang City, Anhui Province* (安徽省阜陽市潁上縣編號為YS2020-46號、YS2020-47號、YS2020-48號、YS2020-49號及YS2020-50號地塊) by way of open tender auction. Among which, the land parcel No. YS2020-46 located in the east of the water system at Balihe Avenue, the south of Yingbin Avenue and the west of Wuwei Road in the west of Laocheng District, Yingshang County* (潁上縣老城區西八里河大道水系東側、迎賓大道南側、五維路西側) occupies a transferred land area of 85,666.70 sq.m., and is planned for residential use with a plot ratio of ≥ 1.0 and ≤ 2.4 and commercial use with a plot ratio of ≥ 1.5 and ≤ 2.0 . The plot-ratio gross floor area is approximately 199,200.08 sq.m. The land parcel No. YS2020-47 located in the east of the water system at Balihe Avenue, the west of Wuwei Road and the two sides of Weiliu Road in the west of Laocheng District, Yingshang County* (潁上縣老城區西八里河大道水系東側、五維路西側、緯六路兩側) occupies a transferred land area of 39,717.10 sq.m., and is planned for residential use as well as commercial use with a plot ratio of ≥ 1.0 and ≤ 2.4 . The plot-ratio gross floor area is approximately 95,321.04 sq.m. The land parcel No. YS2020-48 located in the east of the water system at Balihe Avenue, the west of Wuwei Road and the north of Guanzhong West Road in the west of Laocheng District, Yingshang County* (潁上縣老城區西八里河大道水系東側、五維路西側、管仲西路北側) occupies a transferred land area of 66,666.70 sq.m., and is planned for residential use as well as commercial use with a plot ratio of ≥ 1.0 and ≤ 2.4 . The plot-ratio gross floor area is approximately 160,000.08 sq.m. The land parcel No. YS2020-49 located in the east of Wuwei Road, the west of Siwei Road, the south of Yingbin Avenue and the north of Weiwu Road in Laocheng District, Yingshang County* (潁上縣老城區五維路東側、四維路西側、迎賓大道南側、緯五路北側) occupies a transferred land area of 104,924.10 sq.m., and is planned for a mix of residential use and commercial use with a plot ratio of ≥ 1.0 and ≤ 2.4 . The plot-ratio gross floor area is approximately 251,817.84 sq.m. The land parcel No. YS2020-50 located in the east of Siwei Road, the west of Sanwei Road, the north of Yingbin Avenue and the south of Yujingguoji District in Chengbei New District, Yingshang County* (潁

上縣城北新區四維路東側、三維路西側、迎賓大道北側、“御景國際”小區南側) occupies a transferred land area of 40,773.00 sq.m., and is planned for residential use as well as commercial use with a plot ratio of ≥ 1.0 and ≤ 2.0 . The plot-ratio gross floor area is approximately 81,546.00 sq.m. Land premium totaling RMB753,354,700 shall be paid by the Group.

A subsidiary of the Company obtained the land parcels Nos. Shang Tu Wang Gua 2020-100, Shang Tu Wang Gua 2020-101 and Shang Tu Wang Gua 2020-102 in Shangqiu City, Henan Province* (河南省商丘市編號為商土網掛2020-100號、商土網掛2020-101號及商土網掛2020-102號地塊) by way of open tender auction. Among which, the land parcel No. Shang Tu Wang Gua 2020-100 located in Suiyang District, Shangqiu City, spanning to Shenhua Avenue and Shangqiu Hemu Economic and Trade Co., Ltd. in the east, Huashang Avenue in the south, Wenmiao Road in the west and Minglun Road in the north* (商丘市睢陽區，東至神火大道和商丘禾木經貿有限公司、南至華商大道、西至文廟路、北至明倫路) occupies a transferred land area of 89,755.51 sq.m., and is planned for commercial use with a plot ratio of < 2.5 . The plot-ratio gross floor area is approximately 224,388.78 sq.m. The land parcel No. Shang Tu Wang Gua 2020-101 located in Suiyang District, Shangqiu City, spanning to Shenhua Avenue in the east, Minglun Road in the south, Wenmiao Road in the west and Zhangxun Road in the north* (商丘市睢陽區，東至神火大道、南至明倫路、西至文廟路、北至張巡路) occupies a transferred land area of 119,272.49 sq.m., and is planned for residential use as well as commercial use with a plot ratio of < 2.9 . The plot-ratio gross floor area is approximately 345,890.22 sq.m. The land parcel No. Shang Tu Wang Gua 2020-102 located in Suiyang District, Shangqiu City, spanning to Wenmiao Road in the east, Huashang Avenue in the south, People's Procuratorate of Suiyang District and Henan Bangguan Real Estate Co., Ltd. in the west and Minglun Road in the north* (商丘市睢陽區，東至文廟路、南至華商大道、西至睢陽區人民檢察院和河南邦冠置業有限公司、北至明倫路) occupies a transferred land area of 47,828.84 sq.m., and is planned for residential use as well as commercial use with a plot ratio of < 2.9 . The plot-ratio gross floor area is approximately 138,703.64 sq.m. Land premium totaling RMB1,077,277,500 shall be paid by the Group.

A subsidiary of the Company obtained the land parcels Nos. 2020-7(B2), 2020-24(A), 2020-24(B), 2020-24(C) and 2020-24(D) in Feicheng City, Tai'an, Shandong Province* (山東省泰安肥城市編號為2020-7(B2)號、2020-24(A)號、2020-24(B)號、2020-24(C)號及2020-24(D)號地塊) by way of open tender auction. Among which, the land parcel No. 2020-7(B2) located to the north of Feitao Road, the south of Guihe Road, the west of Daqiao Senior Apartment in Feicheng City* (肥城市肥桃路以北、貴和路以南、大橋老年公寓以西) occupies a transferred land area of 23,181.00 sq.m., and is planned for commercial use and service facilities with a plot ratio of < 2.3 . The plot-ratio gross floor area is approximately 53,316.30 sq.m. The land parcel No. 2020-24(A) located to the north of the western extension of Wenhua Road and the west of the planned 2nd Road in Feicheng City* (肥城市文化路西延以北、規劃二號路以西) occupies a transferred land area of 50,822.00 sq.m., and is planned for residential and commercial uses and service facilities with a plot ratio of > 1.0 and < 1.15 . The plot-ratio gross floor area is approximately 58,445.30 sq.m. The land parcel No. 2020-24(B) located to the north of the western extension of Wenhua Road and the west of the planned 2nd Road in Feicheng City* (肥城市文化路西延以北、規劃二號路以西) occupies a transferred land area of 38,235.00 sq.m., and is planned for residential and commercial uses and service facilities with a plot ratio of > 1.0 and < 1.15 . The plot-ratio gross floor area is approximately 43,970.25 sq.m. The land parcel No. 2020-24(C) located to the south of Longshan Road and the west of the planned 2nd Road in Feicheng City* (肥城市龍山路以南、規劃二號路以西) occupies a transferred land area of 34,044.00 sq.m., and is planned for residential and commercial uses and service facilities with a plot ratio of > 1.0 and < 2.25 . The plot-ratio gross floor area is approximately 76,599.00 sq.m. The land parcel No. 2020-24(D) located to the north of Xincheng Road and the west of the planned 2nd Road in Feicheng City* (肥城市新城路以北、規劃二號路以西) occupies a transferred land area of 42,407.00 sq.m., and is planned for residential

and commercial uses and service facilities with a plot ratio of >1.0 and<2.0. The plot-ratio gross floor area is approximately 84,814.00 sq.m. Land premium totaling RMB420,766,100 shall be paid by the Group.

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 collecting 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, 4 February 2021

As at the date of this announcement, the Directors are Mr. Lv Xiaoping and Mr. Lu Zhongming as executive Directors, Mr. Wang Xiaosong, Mr. Qu Dejun 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.*