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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 MAY 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 May 2021, the Group achieved contracted sales of approximately RMB24.221 billion, and contracted sales area of approximately 2,186,800 sq.m..

Between January and May 2021, the aggregated contracted sales amounted to approximately RMB94.639 billion, and the aggregated sales area amounted to approximately 9,038,000 sq.m..

### **LAND ACQUISITION**

A subsidiary of the Group obtained the land parcel No. Xin Qu 2021G11 in Nanjing City, Jiangsu Province\* (江蘇省南京市編號為新區2021G11號地塊) by way of open tender auction. The land parcel is located in Chengnanhe Road South and Yuanchuang Road North, Jiangbei New District, Nanjing City\* (南京市江北新區城南河路以南、園創路以北). It occupies a transferred land area of 66,056.67 sq.m., and is planned for commercial and residential uses with a plot ratio of  $\geq 1.01$  and  $\leq 2.5$ . The plot-ratio gross floor area is approximately 165,141.68 sq.m.. Land premium of RMB3,600,000,000 shall be paid by the Group.

A subsidiary of the Group obtained the land parcel No. 2021G43 in Nanjing City, Jiangsu Province\* (江蘇省南京市編號為2021G43號地塊) by way of open tender auction. The land parcel is located in Yuanhua Road East and Weidi Road South, Xianlin Subdistrict, Qixia District, Nanjing City\* (南京市棲霞區仙林街道元化路以東、緯地路以南). It occupies a transferred land area of 67,468.86 sq.m., and is planned for residential use with a plot ratio of 2.13. The plot-ratio gross floor area is approximately 143,708.67 sq.m.. Land premium of RMB3,810,000,000 shall be paid by the Group.

A subsidiary of the Group obtained the land parcel No. 2021G46 in Nanjing City, Jiangsu Province\* (江蘇省南京市編號為2021G46號地塊) by way of open tender auction. The land parcel is located in Weiqi Road South and Jing'er Road West, Qilin Subdistrict, Jiangning District, Nanjing City\* (南京市江寧區麒麟片區緯七路以南、經二路以西). It occupies a transferred land area of 44,035.83 sq.m., and is planned for residential use with a plot ratio of  $>1.0$  and  $\leq 2.0$ . The plot-ratio gross floor area is approximately 88,071.66 sq.m.. Land premium of RMB1,990,000,000 shall be paid by the Group.

A subsidiary of the Group obtained the land parcel No. Jin Bao (Gua) 2020-018 in Tianjin City\* (天津市編號為津寶(掛)2020-018號地塊) by way of cooperation. The land parcel is located at the intersection between Yinlian West Road and Tiyuguan East Road, Baodi District, Tianjin City\* (天津市寶坻區銀練西路與體育館東路交口). It occupies a transferred land area of 114,825.40 sq.m., and is planned for residential and commercial service uses with a plot ratio of  $\leq 1.8$ . The plot-ratio gross floor area is approximately 206,685.72 sq.m.. Land premium of RMB679,250,000 shall be paid by the Group.

A subsidiary of the Group obtained the land parcel No. Jin Bao (Gua) 2020-017 in Tianjin City\* (天津市編號為津寶(掛)2020-017號地塊) by way of open tender auction. The land parcel is located at the intersection between Chaoyang Road and Quyang Road, Baodi District, Tianjin City\* (天津市寶坻區潮陽大道和渠陽路交口). It occupies a transferred land area of 104,386.40 sq.m., and is planned for residential and commercial uses with a plot ratio for residential land of  $\leq 1.8$  and commercial land of  $\leq 2.5$  respectively. The plot-ratio gross floor area is approximately 215,895.52 sq.m.. Land premium of RMB675,000,000 shall be paid by the Group.

A subsidiary of the Group obtained the land parcel No. Jin Bei Chen Chao (Gua) 2021-020 in Tianjin City\* (天津市編號為津北辰朝(掛)2021-020號地塊) by way of open tender auction. The land parcel is located on the northeast side of the intersection between Chaoyang Road and Wenqing Road, Beichen District, Tianjin City\* (天津市北辰區朝陽路與文慶道交口東北側). It occupies a transferred land area of 36,971.20 sq.m., and is planned for residential and commercial service uses with a plot ratio of  $\leq 1.6$ . The plot-ratio gross floor area is approximately 59,153.92 sq.m.. Land premium of RMB622,000,000 shall be paid by the Group.

A subsidiary of the Group obtained the land parcel No. Jin Wu (Gua) 2021-006 in Tianjin City\* (天津市編號為津武(掛)2021-006號地塊) by way of open tender auction. The land parcel is located in Yishui Road North, Xiazhuozhuang Subdistrict, Wuqing District, Tianjin City\* (天津市武清區下朱莊街伊水道北側). It occupies a transferred land area of 19,485.00 sq.m., and is planned for residential and commercial service uses with a plot ratio of  $>1.0$  and  $\leq 1.5$ . The plot-ratio gross floor area is approximately 29,227.50 sq.m.. Land premium of RMB160,000,000 shall be paid by the Group.

A subsidiary of the Group obtained the land parcel No. 2021-21 in Fuzhou City, Fujian Province\* (福建省福州市2021-21號地塊) by way of cooperation. The land parcel is located in Zhanban Road North and Longtou Road East, Jin'an District, Fuzhou City\* (福州市晉安區戰坂路北側、龍頭路東側). It occupies a transferred land area of 32,669.00 sq.m., and is planned for residential and commercial uses with a plot ratio of  $>1.0$  and  $\leq 2.4$ . The plot-ratio gross floor area is approximately 78,405.60 sq.m.. Land premium of RMB569,800,000 shall be paid by the Group.

A subsidiary of the Group obtained the land parcel No. 20211601 in Yancheng City, Jiangsu Province\* (江蘇省鹽城市區20211601號地塊) by way of open tender auction. The land parcel is located in Jingyi Road East and Ganquan Road North, Yancheng City\* (鹽城市經一路東側、甘泉路北側). It occupies a transferred land area of 43,135.00 sq.m., and is planned for residential use with a plot ratio of >1.0 and ≤2.2. The plot-ratio gross floor area is approximately 94,897.00 sq.m.. Land premium of RMB1,210,500,000 shall be paid by the Group.

A subsidiary of the Group obtained the land parcel No. 20211602 in Yancheng City, Jiangsu Province\* (江蘇省鹽城市區20211602號地塊) by way of cooperation. The land parcel is located in Wutaishan Road West and Nenjiang Road North, Yancheng City\* (鹽城市五台山路西側、嫩江路北側). It occupies a transferred land area of 68,215.00 sq.m., and is planned for residential, commercial and business uses with a plot ratio of >1.0 and ≤2.4. The plot-ratio gross floor area is approximately 163,716.00 sq.m.. Land premium of RMB400,120,000 shall be paid by the Group.

A subsidiary of the Group obtained the land parcel No. Yan J[2021] 6001 in Yantai City, Shandong Province\* (山東省煙台市編號為煙J[2021]6001號地塊) by way of open tender auction. The land parcel is located in Keji Road South and Haibo Road East, Yantai City\* (煙台市科技大道以南、海博路以東). It occupies a transferred land area of 158,135.00 sq.m., and is planned for residential, commercial and public administration and public service uses with a plot ratio of ≥2.3 and ≤2.4. The plot-ratio gross floor area is approximately 379,500.00 sq.m.. Land premium of RMB959,000,000 shall be paid by the Group.

A subsidiary of the Group obtained the land parcels Nos. Zhoucun District 2021 (Increment)-005, 2021 (Increment)-006 and 2021 (Increment)-013 in Zibo City, Shandong Province\* (山東省淄博市編號為周村區2021(增量)-005號、2021(增量)-006號及2021(增量)-013號地塊) by way of open tender auction. The project is located in Chenqiao Road South and Zhengyang Road West, Zhoucun District, Zibo City\* (淄博市周村區陳橋路以南、正陽路以西). In particular, No. 2021 (Increment)-005 and No. 2021 (Increment)-006 occupy a transferred land area of 128,249.00 sq.m., and is planned for residential use with a plot ratio of >1.0 and ≤2.3. The plot-ratio gross floor area is approximately 294,972.70 sq.m.; No. 2021 (Increment)-013 occupies a transferred land area of 70,231.00 sq.m., and is planned for commercial and residential uses with a plot ratio for commercial land of >1.0 and ≤2.2 and residential land of >1.0 and ≤2.3 respectively. The plot-ratio gross floor area is approximately 156,996.10 sq.m.. Total land premium of RMB674,790,000 shall be paid by the Group.

A subsidiary of the Group obtained the land parcel No. A-01 in south of Nanxin East Road and east of Wenhua South-North Street, Tangshan City, Heibei Province\* (河北省唐山市南新東道以南、文化南北街以東A-01號地塊) by way of cooperation. The land parcel is located in south of Nanxin East Road and east of Wenhua South-North Street, Tangshan City\* (唐山市南新東道以南、文化南北街以東). It occupies a transferred land area of 38,387.50 sq.m., and is planned for residential use with a plot ratio of >1.0 and ≤2.5. The plot-ratio gross floor area is approximately 95,968.75 sq.m.. Land premium of RMB205,565,100 shall be paid by the Group.

A subsidiary of the Group obtained the land parcels No. Xian Di [2021]136, No. Xian Di [2021]137 and Xian Di [2021]138 in Xiantao City, Hubei Province\* (湖北省仙桃市編號為仙地[2021]136號、仙地[2021]137號及仙地[2021]138號地塊) by way of open tender auction. In particular, No. Xian Di [2021]136 is located in Qiantong Road East, Chaoyang Road South, Yongkang Road West and Boya Road North, Xiantao City\* (仙桃市前通路東、朝陽大道南、永康路西、博雅大道北). It occupies a transferred land area of 134,982.00 sq.m., and is planned for commercial and residential uses with a plot ratio of  $>1.0$  and  $\leq 2.8$ . The plot-ratio gross floor area is approximately 377,949.60 sq.m.; No. Xian Di [2021]137 is located in Yongkang Road West, Boya Road South and Xincheng Road North, Xiantao City\* (仙桃市永康路西、博雅大道南、新城大道北). It occupies a transferred land area of 95,623.04 sq.m., and is planned for commercial and residential uses with a plot ratio of  $>1.0$  and  $\leq 2.8$ . The plot-ratio gross floor area is approximately 267,744.51 sq.m.; and No. Xian Di [2021]138 is located in Qiantong Road East, Boya Road South and Xincheng Road North, Xiantao City\* (仙桃市前通路東、博雅大道南、新城大道北). It occupies a transferred land area of 48,679.10 sq.m., and is planned for commercial use with a plot ratio of  $>1.0$  and  $\leq 2.5$ . The plot-ratio gross floor area is approximately 121,697.75 sq.m.. Total land premium of RMB1,788,756,200 shall be paid by the Group.

A subsidiary of the Group obtained the land parcel No. Lou Tu Wang Gao Zi [2021]9 in Loudi City, Hunan Province\* (湖南省婁底市編號為婁土網告字[2021]9號地塊) by way of open tender auction. The land parcel is located in Taopu Street South and Dixing Road West, Loudi City\* (婁底市桃圃街以南、氏星路以西). It occupies a transferred land area of 181,559.85 sq.m. and the plot-ratio gross floor area is approximately 587,294.44 sq.m.. Among these, plot N-03-04 is planned for residential use (available for commercial service) with a plot ratio of  $\geq 1.0$  and  $\leq 3.1$ ; and plot N-04-05 is planned for commercial service and residential uses with a plot ratio of  $\geq 1.0$  and  $\leq 3.4$ . Total land premium of RMB953,280,000 shall be paid by the Group.

A subsidiary of the Group obtained the land parcel No. 2021P01 in Zhangzhou City, Fujian Province\* (福建省漳州市編號為2021P01號地塊) by way of open tender auction. The land parcel is located in east of Jiulong Road, north of Bugang Road, west of Longxi North Road and south of Changfu Road, Longwen District, Zhangzhou City\* (漳州市龍文區九龍大道以東、步港路以北、龍溪北路以西、長福路以南). It occupies a transferred land area of 125,721.00 sq.m., and is planned for residential, commercial and financial uses with a plot ratio of  $>1.0$  and  $<2.9$ . The plot-ratio gross floor area is approximately 364,590.90 sq.m.. Land premium of RMB1,930,000,000 shall be paid by the Group.

A subsidiary of the Group obtained the land parcel No. A-05-01 in Yibin City, Sichuan Province\* (四川省宜賓市編號為A-05-01號地塊) by way of open tender auction. The land parcel is located in Minjiang New District, Cuiping District, Yibin City\* (宜賓市翠屏區岷江新區). It occupies a transferred land area of 106,871.00 sq.m., and is planned for commercial and residential uses with a plot ratio of  $\leq 3.0$ . The plot-ratio gross floor area is approximately 320,613.00 sq.m. Land premium of RMB738,478,600 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 June 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.*