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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 YEAR ENDED 31 DECEMBER 2023**

Reference is made to the overseas regulatory announcement dated 28 March 2024 (the “**Announcement**”) and issued by Seazen Group Limited (the “**Company**”, the Company and its subsidiaries, the “**Group**”) in relation to the summary of the annual report for the year ended 31 December 2023 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 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 audited financial data and indicators of Seazen Holdings for the year ended 31 December 2023 as set out in the Announcement.

PRINCIPAL FINANCIAL DATA AND INDICATORS OF SEAZEN HOLDINGS

			Unit: Yuan Currency: Renminbi (“RMB”)
	2023	2022	Increase/ decrease in this year compared with that of last year (%)
Operating income	119,174,277,853	115,456,683,070	3.22
Net profit attributable to shareholders of listed company	737,102,713	1,393,833,529	-47.12
Net profit attributable to shareholders of listed company after deducting non-recurring gains and losses	307,172,778	726,747,105	-57.73
Total assets	374,108,790,001	457,907,014,950	-18.30
Net assets attributable to shareholders of listed company	60,077,889,784	59,481,286,513	1.00
Net cash flow arising from operating activities	10,157,788,553	14,534,774,255	-30.11
Basic earnings per share (RMB/share)	0.33	0.62	-46.77
Diluted earnings per share (RMB/share)	0.33	0.62	-46.77
Basic earnings per share after deducting non-recurring gains and losses (RMB/share)	0.14	0.32	-56.25
Weighted average return on net assets (%)	1.23	2.34	Decreased by 1.11 percentage points
Weighted average return on net assets after deducting non-recurring gains and losses (%)	0.51	1.22	Decreased by 0.71 percentage point

A copy of the annual report of Seazen Holdings for the year ended 31 December 2023 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

PRC, 28 March 2024

As at the date of this announcement, the Directors are Mr. Lv Xiaoping 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 the name of a Chinese company or entity and is provided for identification purpose only.*