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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)

**INSIDE INFORMATION
PRINCIPAL FINANCIAL DATA AND INDICATORS OF
SEAZEN HOLDINGS
FOR THE THREE MONTHS ENDED 31 MARCH 2024**

Reference is made to the overseas regulatory announcement dated 29 April 2024 (the “**Announcement**”) and issued by Seazen Group Limited (the “**Company**”) in relation to the summary of the quarterly report for the three months ended 31 March 2024 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 unaudited financial data and indicators of Seazen Holdings for the three months ended 31 March 2024 as set out in the Announcement.

PRINCIPAL FINANCIAL DATA AND INDICATORS OF SEAZEN HOLDINGS

| | At the end of this reporting period (31 March 2024) [#] | At the end of last year (31 December 2023) [^] | Increase/decrease at the end of this reporting period as compared with the end of last year (%) |
|---|---|--|---|
| Total assets (RMB) | 368,082,565,784 | 374,108,790,001 | -1.61 |
| Net assets attributable to shareholders of Seazen Holdings (RMB) | 60,380,613,092 | 60,077,889,784 | 0.50 |
| | From the beginning of the year to the end of this reporting period (1 January 2024 to 31 March 2024)[#] | From the beginning of last year to the end of reporting period of last year (1 January 2023 to 31 March 2023)[#] | Increase/ decrease over the corresponding period of last year (%) |
| Net cash flow generated from operating activities (RMB) | 1,033,125,501 | 2,095,696,316 | -50.70 |
| | From the beginning of the year to the end of reporting period (1 January 2024 to 31 March 2024)[#] | From the beginning of last year to the end of reporting period of last year (1 January 2023 to 31 March 2023)[#] | Increase/ decrease over the corresponding period of last year (%) |
| Operating revenue (RMB) | 14,356,904,271 | 16,252,116,407 | -11.66 |
| Net profit attributable to shareholders of Seazen Holdings (RMB) | 227,174,545 | 658,455,089 | -65.50 |
| Net profit attributable to shareholders of Seazen Holdings after deducting non-recurring gains and losses (RMB) | 289,349,008 | 538,634,237 | -46.28 |
| Weighted average net return-on-equity (%) | 0.38 | 1.1 | decreased by 0.72 percentage point |
| Basic earnings per share (RMB/share) | 0.10 | 0.29 | -65.52 |
| Diluted earnings per share (RMB/share) | 0.10 | 0.29 | -65.52 |

Notes:

[^] Audited

[#] Unaudited

A copy of the quarterly report of Seazen Holdings for the three months ended 31 March 2024 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

The PRC, 29 April 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 is provided for identification purpose only.*