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新城發展

SEAZEN GROUP LIMITED

新城發展控股有限公司

(於開曼群島註冊成立的有限責任公司)

(「本公司」)

(股份代號：1030)

本公司以現金購買其尚未償還的
2025年到期4.45%優先票據
(ISIN：XS2281036249；通用代碼：228103624)
(「2025年7月票據」)的要約

海外監管公告

本海外監管公告乃根據香港聯合交易所有限公司(「聯交所」)證券上市規則(「上市規則」)第13.10B條而作出。

茲提述所隨附本公司日期為2025年6月25日的公告，內容有關以現金購買2025年7月票據的要約(「該公告」)。除另有界定者外，本公告所用詞彙與該公告所界定者具有相同涵義。

於聯交所網站登載該公告僅旨在向香港投資者同步發佈資訊及遵守上市規則第13.10B條的規定，概不作任何其他用途。

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承董事會命
新城發展控股有限公司
董事長
王曉松

香港，2025年6月25日

於本公告日期，董事包括執行董事呂小平先生、陸忠明先生及周福東先生，非執行董事王曉松先生，獨立非執行董事朱增進先生、鍾偉先生及吳科女士。

This announcement does not constitute an offer to sell or the solicitation of an offer to buy any securities in the United States or any other jurisdiction in which such offer, solicitation or sale would be unlawful prior to registration or qualification under the securities laws of any such jurisdiction. No securities may be offered or sold in the United States absent registration or an applicable exemption from registration requirements. Any public offering of securities to be made in the United States will be made by means of a prospectus. Such prospectus will contain detailed information about the company making the offer, management, as well as financial statements. No public offer of securities is to be made by the Company in the United States.

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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)

(the “Company”)

**RESULTS OF THE COMPANY’S OFFER TO PURCHASE FOR CASH OF
ITS OUTSTANDING 4.45% SENIOR NOTES DUE 2025
(ISIN: XS2281036249; COMMON CODE: 228103624)
(THE “JULY 2025 NOTES”)**

References are made to the announcement of the Company dated June 12, 2025 (the “**Announcement**”) regarding the July 2025 Offer. Capitalized terms used and not otherwise defined in this announcement have the meanings given in the Announcement.

The Company today announced the results of the July 2025 Offer. The July 2025 Offer was being made pursuant to the July 2025 Offer to Purchase.

The July 2025 Offer expired at 4:00 p.m. (London Time) on June 24, 2025 (the “**Expiration Deadline**”). As of the Expiration Deadline, a total of US\$158,864,000 in aggregate principal amount of the July 2025 Notes has been validly tendered pursuant to the July 2025 Offer.

The Company is pleased to announce that it will accept all July 2025 Notes tendered pursuant to the July 2025 Offer.

The Company will accept US\$158,864,000 aggregate principal amount of the July 2025 Notes for purchase, and the Accrued Interest on the July 2025 Notes is US\$20.27 per US\$1,000 principal amount of outstanding July 2025 Notes.

The payment for the July 2025 Notes accepted for purchase and the Accrued Interest Payment in respect of the July 2025 Notes accepted for purchase are expected to be made on or about June 27, 2025. Following the cancellation of the July 2025 Notes accepted for purchase, the outstanding principal amount of the July 2025 Notes will be US\$141,136,000.

For a detailed statement of the terms and conditions of the July 2025 Offer, Eligible Holders should refer to the July 2025 Offer to Purchase. The July 2025 Offer to Purchase is made available to Eligible Holders by Kroll Issuer Services Limited, the Information and Tender Agent for the July 2025 Offer via the Offer Website: <https://deals.is.kroll.com/seazen>. The Company has engaged Guotai Junan Securities (Hong Kong) Limited, Haitong International Securities Company Limited, Citigroup Global Markets Limited and CLSA Limited as dealer managers for the July 2025 Offer. Requests for copies of the July 2025 Offer to Purchase and its related documents and questions regarding the July 2025 Offer may be directed to the Information and Tender Agent by telephone to: +852 2281 0114 (Hong Kong)/+44 20 7704 0880 (London) or by email to: seazen@is.kroll.com.

The distribution of this announcement in certain jurisdictions may be restricted by law. Persons into whose possession this announcement comes are required to inform themselves about, and to observe, any such restrictions.

By Order of the Board
Seazen Group Limited
Wang Xiaosong
Chairman

Hong Kong, June 25, 2025

As at the date of this announcement, the Directors are Mr. Lv Xiaoping, Mr. Lu Zhongming and Mr. Zhou Fudong as executive Directors, Mr. Wang Xiaosong as non-executive Director, and Mr. Zhu Zengjin, Mr. Zhong Wei and Ms. Wu Ke as independent non-executive Directors.