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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)

(the "Company")

(Stock Code: 1030)

SETTLEMENT OF THE OFFER TO PURCHASE BY NEW METRO GLOBAL LIMITED 新城環球有限公司 FOR CASH OF ITS OUTSTANDING 4.5% GUARANTEED SENIOR NOTES DUE 2026 (ISIN: XS2290806285; COMMON CODE: 229080628) (THE "MAY 2026 NOTES")

OVERSEAS REGULATORY ANNOUNCEMENT

This overseas regulatory announcement is issued pursuant to Rule 13.10B of the Rules Governing the Listing of Securities (the "**Listing Rules**") on The Stock Exchange of Hong Kong Limited (the "**Stock Exchange**").

Reference is made to the attached announcement of New Metro Global Limited 新城環球有限公司, which is a subsidiary of the Company, dated 11 March 2026 in relation to the offer to purchase for cash of the May 2026 Notes (the "**Announcement**"). All capitalised terms used herein shall have the same meanings as defined in the Announcement, unless otherwise defined.

The posting of the Announcement on the website of the Stock Exchange is only for the purpose of facilitating equal dissemination of information to investors in Hong Kong and compliance with Rule 13.10B of the Listing Rules, and not for any other purposes.

The Announcement does not constitute a prospectus, notice, circular, brochure or advertisement offering to sell any securities to the public in any jurisdiction, nor is it an invitation to the public to make offers to subscribe for or purchase any securities, nor is it calculated to invite offers by the public to subscribe for or purchase any securities.

The Announcement must not be regarded as an inducement to subscribe for or purchase any securities of the Company, and no such inducement is intended. No investment decision should be based on the information contained in the Announcement.

By Order of the Board
Seazen Group Limited
Wang Xiaosong
Chairman

Hong Kong, 11 March 2026

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.

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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New Metro Global Limited
新城環球有限公司
(Incorporated in the British Virgin Islands with limited liability)
(the "May 2026 Notes Issuer")

SETTLEMENT OF THE OFFER TO PURCHASE FOR CASH OF 4.5% GUARANTEED SENIOR NOTES DUE 2026 (ISIN: XS2290806285; COMMON CODE: 229080628) (THE "MAY 2026 NOTES")

References are made to the announcements of the May 2026 Notes Issuer dated February 26, 2026 and March 6, 2026 (the "**Announcements**") regarding the May 2026 Offer. Capitalized terms used and not otherwise defined in this announcement shall have the meanings given in the Announcements.

The May 2026 Notes Issuer has accepted and repurchased US$167,978,000 in aggregate principal amount of the May 2026 Notes, which were cancelled on March 10, 2026. After the cancellation of such May 2026 Notes accepted for purchase, US$236,022,000 in aggregate principal amount of the May 2026 Notes will remain outstanding.

Reference is also made to the announcement of the May 2026 Notes Issuer dated March 6, 2026 regarding the results of the May 2026 Offer (the "**Results Announcement**"). The May 2026 Notes Issuer wishes to clarify that the Results Announcement contained an error in respect of the Accrued Interest on the May 2026 Notes. The Accrued Interest on the May 2026 Notes should be US$4.75 per US$1,000 principal amount of outstanding May 2026 Notes.

This announcement, and all documents related to the May 2026 Offer, are available on the Offer Website: https://deals.is.kroll.com/seazen.

New Metro Global Limited
新城環球有限公司

March 11, 2026