Hong Kong Exchanges and Clearing Limited and The Stock Exchange of Hong Kong Limited take no responsibility for the contents of this announcement, make no representation as to its accuracy or completeness and expressly disclaim any liability whatsoever for any loss howsoever arising from or in reliance upon the whole or any part of the contents of this announcement.

This announcement is for information purposes only and does not constitute an invitation or solicitation of an offer to acquire, purchase or subscribe for securities or an invitation to enter into an agreement to do any such things, nor is it calculated to invite any offer to acquire, purchase or subscribe for any securities.

*This announcement is not an offer of securities for sale or the solicitation of an offer to buy securities in the United States or in any country or jurisdiction in which any such offer, solicitation or sale would be unlawful prior to registration or qualification under the securities laws of such country or jurisdiction. The securities referred to herein have not been and will not be registered under the United States Securities Act of 1933, as amended (the "**Securities Act**"), and may not be offered or sold within the United States except pursuant to an exemption from, or in a transaction not subject to, the registration requirements of the Securities Act and any applicable state or local securities laws. Any public offering of securities to be made in the United States will be made by means of a prospectus that will contain detailed information about the company making the offer and its management and financial statements. The Company has not registered and does not intend to register any of its securities in the United States.*

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 11.88% GUARANTEED SENIOR NOTES DUE 2027 (ISIN: XS3192214685; COMMON CODE: 319221468) (THE "SEPTEMBER 2027 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 September 2027 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.

THIS ANNOUNCEMENT IS NOT FOR RELEASE, PUBLICATION OR DISTRIBUTION IN OR INTO THE UNITED STATES OR TO U.S. PERSONS OR TO ANY PERSON LOCATED OR RESIDENT IN THE UNITED STATES OR IN OR INTO ANY JURISDICTION WHERE IT IS UNLAWFUL TO RELEASE, PUBLISH OR DISTRIBUTE THIS DOCUMENT.

New Metro Global Limited
新城環球有限公司
(Incorporated in the British Virgin Islands with limited liability)
(the "September 2027 Notes Issuer")

SETTLEMENT OF THE OFFER TO PURCHASE FOR CASH OF 11.88% GUARANTEED SENIOR NOTES DUE 2027 (ISIN: XS3192214685; COMMON CODE: 319221468) (THE "SEPTEMBER 2027 NOTES")

References are made to the announcements of the September 2027 Notes Issuer dated February 26, 2026 and March 6, 2026 (the "**Announcements**") regarding the September 2027 Offer. Capitalized terms used and not otherwise defined in this announcement shall have the meanings given in the Announcements.

The September 2027 Notes Issuer has accepted and repurchased US$65,973,000 in aggregate principal amount of the September 2027 Notes, which were cancelled on March 10, 2026. After the cancellation of such September 2027 Notes accepted for purchase, US$94,027,000 in aggregate principal amount of the September 2027 Notes will remain outstanding.

Reference is also made to the announcement of the September 2027 Notes Issuer dated March 6, 2026 regarding the results of the September 2027 Offer (the "**Results Announcement**"). The September 2027 Notes Issuer wishes to clarify that the Results Announcement contained an error in respect of the Accrued Interest on the September 2027 Notes. The Accrued Interest on the September 2027 Notes should be US$52.8 per US$1,000 principal amount of outstanding September 2027 Notes.

This announcement, and all documents related to the September 2027 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