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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 YEAR ENDED 31 DECEMBER 2020**

Reference is made to the overseas regulatory announcement dated 26 March 2021 (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 2020 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 2020 as set out in the Announcement.

## PRINCIPAL FINANCIAL DATA AND INDICATORS OF SEAZEN HOLDINGS

Unit: Yuan  
Currency: **Renminbi (“RMB”)**

	2020	2019	Increase/ decrease in this year compared with that of last year (%)
Operating income	<b>145,475,225,497</b>	85,847,041,435	69.46
Net profit attributable to shareholders of listed company	<b>15,255,799,066</b>	12,654,028,071	20.56
Net profit attributable to shareholders of listed company after deducting non-recurring gains and losses	<b>13,056,303,736</b>	9,981,582,101	30.8
Total assets	<b>537,752,834,107</b>	462,110,080,567	16.37
Net assets attributable to shareholders of listed company	<b>50,590,791,856</b>	38,427,409,669	31.65
Net cash flow arising from operating activities	<b>381,868,333</b>	43,580,181,744	-99.12
Basic earnings per share (RMB/share)	<b>6.79</b>	5.62	20.82
Diluted earnings per share (RMB/share)	<b>6.78</b>	5.61	20.86
Basic earnings per share after deducting non-recurring gains and losses (RMB/share)	<b>5.81</b>	4.43	31.15
Weighted average return on net assets (%)	<b>33.89</b>	36.86	Decreased by 2.97 percentage points
Weighted average return on net assets after deducting non-recurring gains and losses (%)	<b>29.00</b>	29.07	Decreased by 0.07 percentage points

A copy of the annual report of Seazen Holdings for the year ended 31 December 2020 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, 26 March 2021

*As at the date of this announcement, the Directors are Mr. Lv Xiaoping and Mr. Lu Zhongming as executive Directors, Mr. Wang Xiaosong, Mr. Qu Dejun 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.*