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seazen

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)

新城環球有限公司以現金購買其尚未償還的

2025年到期4.625%有擔保優先票據

(ISIN: XS2353272284；通用代碼：235327228)

(「2025年10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附屬公司新城環球有限公司(「**2025年10月票據發行人**」)日期為2025年6月13日的公告，內容有關以現金購買2025年10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。

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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13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。

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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 “October 2025 Notes Issuer”)

OFFER TO PURCHASE FOR CASH

4.625% SENIOR NOTES DUE 2025

(ISIN: XS2353272284; COMMON CODE: 235327228)

(THE “OCTOBER 2025 NOTES”)

MAXIMUM ACCEPTANCE AMOUNT

Description of the October 2025 Notes	ISIN/Common Code	Outstanding principal amount of the October 2025 Notes	Purchase Price⁽²⁾	Expiration Deadline
4.625% Senior Notes due 2025	XS2353272284 / 235327228	US\$300 million	US\$985	4:00 p.m. (London Time) on June 24, 2025 ⁽³⁾

⁽¹⁾ As such amount may be changed by the October 2025 Notes Issuer in its sole discretion.

⁽²⁾ Per US\$1,000 principal amount of the October 2025 Notes accepted for purchase.

⁽³⁾ Unless extended, re-opened, amended and/or terminated by the October 2025 Notes Issuer.

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

The October 2025 Notes Issuer hereby announces that the Maximum Acceptance Amount in respect of the October 2025 Offer is US\$50,000,000.

Unless stated otherwise, announcements in connection with the October 2025 Offer will be made through the website of the SGX-ST and the Offer Website, the issue of a press release to a Notifying News Service and/or the delivery of notices to the Clearing Systems for communication to Direct Participants. Copies of the announcements, press releases and notices can also be obtained from the Information and Tender Agent, the contact details for which are set forth below. Significant delays may be experienced where notices are delivered to the Clearing Systems, and Eligible Holders are urged to contact the Information and Tender Agent for the relevant announcements during the course of the October 2025 Offer using the contact details set forth below. In addition, Eligible Holders may contact the Dealer Managers for information using the contact details set forth below.

The October 2025 Offer to Purchase contains important information which should be read carefully by Eligible Holders before any decision is made with respect to the October 2025 Offer. Eligible Holders are recommended to seek their own financial and legal advice, including in respect of any tax consequences, from their broker, bank manager, solicitor, accountant or other independent financial, tax or legal adviser.

The terms of the October 2025 Offer are more fully described in the October 2025 Offer to Purchase, which sets out further details regarding the tender procedures and the conditions of the October 2025 Offer.

None of the October 2025 Notes Issuer, the Dealer Managers or the Information and Tender Agent (or any of their respective directors, employees or affiliates) makes any recommendation as to whether the Eligible Holders should tender their October 2025 Notes in response to the October 2025 Offer.

Dealer Managers

Guotai Junan Securities (Hong Kong) Limited

27/F, Low Block
Grand Millennium Plaza
181 Queen's Road Central, Hong Kong

Haitong International Securities Company Limited

28/F, One International Finance Centre
No. 1 Harbour View Street, Central
Hong Kong

Citigroup Global Markets Limited

Citigroup Centre
Canada Square
Canary Wharf
London E14 5LB
United Kingdom

CLSA Limited

18/F, One Pacific Place
88 Queensway
Hong Kong

Information and Tender Agent

Kroll Issuer Services Limited

<i>In Hong Kong:</i>	<i>In London:</i>
3/F Three Pacific Place	The News Building
1 Queen's Road East	3 London Bridge Street
Admiralty	London SE1 9SG
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Offer Website: <https://deals.is.kroll.com/seazen>

New Metro Global Limited
新城環球有限公司

June 13, 2025