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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”)

**THE MAY 2026 NOTES ISSUER’S OUTSTANDING
4.5% GUARANTEED SENIOR NOTES DUE 2026
(ISIN: XS2290806285; COMMON CODE: 229080628)
(THE “MAY 2026 NOTES”)**

Description of the May 2026 Notes	ISIN/Common Code	Outstanding principal amount of the May 2026 Notes	Purchase Price⁽¹⁾	Expiration Deadline
4.5% Guaranteed Senior Notes due 2026	XS2290806285 / 229080628	US\$404 million	US\$1,010	4:00 p.m. (London Time) on March 5, 2026 ⁽²⁾

⁽¹⁾ Per US\$1,000 principal amount of the May 2026 Notes accepted for purchase.

⁽²⁾ Unless extended, re-opened, amended and/or terminated by the May 2026 Notes Issuer.

The May 2026 Notes Issuer is making an offer to purchase (the “**May 2026 Offer**”) for cash any and all May 2026 Notes validly tendered at a purchase price (the “**May 2026 Purchase Price**”) of US\$1,010 per US\$1,000 principal amount of the May 2026 Notes (subject to the offer restrictions set out in the May 2026 Offer to Purchase), on the terms and subject to the conditions set out in the May 2026 Offer to Purchase (“**May 2026 Offer to Purchase**”).

The May 2026 Notes Issuer has made available today to the Eligible Holders the May 2026 Offer to Purchase setting out, among other things, the terms, the New Issue Condition, the Priority of Acceptance and other conditions of the May 2026 Offer.

The May 2026 Offer is being made as part of the Company’s strategies to actively manage its balance sheet liabilities and optimize its debt structure.

Citigroup Global Markets Limited and Haitong International Securities Company Limited (in alphabetical order) are acting as the Dealer Managers and Kroll Issuer Services Limited is acting as the Information and Tender Agent in relation to the May 2026 Offer.

Background

The May 2026 Notes are listed on the SGX-ST. The obligations of the May 2026 Notes Issuer under the May 2026 Notes are guaranteed by Seazen Group Limited 新城發展控股有限公司, a company incorporated in the Cayman Islands with limited liability (the “**Company**”). As of the date of this announcement, the aggregate principal amount of US\$404 million of the May 2026 Notes remains outstanding.

The May 2026 Notes Issuer is making the May 2026 Offer. The May 2026 Notes Issuer has made available today to the Eligible Holders the May 2026 Offer to Purchase setting out, among other things, the terms, the New Issue Condition, the Priority of Acceptance and other conditions of the May 2026 Offer.

The May 2026 Notes Issuer is a subsidiary of the Company and it is concurrently conducting an offering of senior notes (the “**New Notes**”) (such offering, the “**Concurrent New Money Issuance**”). The Concurrent New Money Issuance is not part of the May 2026 Offer to Purchase and is conducted pursuant to a separate offering memorandum. The May 2026 Offer to Purchase is subject to, among others, the New Issue Condition and the Priority of Acceptance.

The May 2026 Notes Issuer is also concurrently conducting an offer to purchase (the “**Concurrent Offer to Purchase**”) for cash of an aggregate principal amount up to a maximum acceptance amount of its 11.88% Guaranteed Senior Notes due 2027 (ISIN: XS3192214685) (the “**September 2027 Notes**”) issued by the May 2026 Notes Issuer (the “**September 2027 Offer**”). The May 2026 Offer set forth in May 2026 Offer to Purchase is not made inter-conditional with the Concurrent Offer to Purchase.

May 2026 Offer

On the terms and subject to the New Issue Condition, the Priority of Acceptance and other conditions of the May 2026 Offer, the May 2026 Notes Issuer is offering to purchase for cash any and all May 2026 Notes validly tendered at a purchase price of US\$1,010 per US\$1,000 principal amount of the May 2026 Notes. The May 2026 Notes Issuer reserves the right, in its

sole discretion, to accept any and all or to accept none of such May 2026 Notes, for purchase pursuant to the May 2026 Offer.

An Eligible Holder that wishes to tender its May 2026 Notes for purchase pursuant to the May 2026 Offer in addition to subscribing for New Notes will receive Priority of Acceptance in the May 2026 Offer through the use of an Investor Code, subject to conditions set out in the May 2026 Offer to Purchase.

In the event that an Eligible Holder subscribes for New Notes and participates in the May 2026 Offer but not the September 2027 Offer, such Eligible Holder shall be entitled to receive Priority of Acceptance for the May 2026 Notes it tenders in the May 2026 Offer in a principal amount equal to the principal amount of New Notes allocated to such Eligible Holder.

In the event that an Eligible Holder subscribes for New Notes and participates in both the May 2026 Offer and the September 2027 Offer, such Eligible Holder shall be entitled to receive Priority of Acceptance for both the May 2026 Notes it tenders and the September 2027 Notes it tenders, in an aggregate principal amount equal to the principal amount of New Notes allocated to such Eligible Holder (the “**Combined Priority Amount**”). An Eligible Holder participating in both the May 2026 Offer and the September 2027 Offer may allocate its Combined Priority Amount between the May 2026 Notes and the September 2027 Notes and specify such allocation in its Tender Instruction. In the event that an Eligible Holder fails to indicate any such allocation in its Tender Instruction, all the Combined Priority Amount shall be deemed to have been allocated to the May 2026 Offer first, with any remaining amount being allocated to the September 2027 Offer.

An Eligible Holder can request an Investor Code by contacting the Dealer Managers, the contact details for which are set out in the May 2026 Offer to Purchase. The Information and Tender Agent will, upon receipt of certain required information from the Dealer Managers, provide such Investor Code to such Eligible Holder. The receipt of such Investor Code from the Dealer Managers by an Eligible Holder who wishes to tender its May 2026 Notes in the May 2026 Offer in addition to subscribing for New Notes does not constitute acceptance of a tender of the May 2026 Notes for purchase pursuant to the May 2026 Offer by the May 2026 Notes Issuer.

An Eligible Holder that wishes to subscribe for New Notes in addition to tendering their May 2026 Notes for purchase pursuant to the May 2026 Offer to Purchase may receive preference in the allocation of such New Notes, subject to conditions set out in the May 2026 Offer to Purchase. When considering allocations of New Notes, the May 2026 Notes Issuer, among other factors, intends to look favorably upon those Eligible Holders who have, prior to the allocation of the New Notes, indicated their firm intention to the May 2026 Notes Issuer or the Dealer Managers to tender their May 2026 Notes.

For a detailed statement of the terms and conditions of the May 2026 Offer, Eligible Holders should refer to the May 2026 Offer to Purchase. The May 2026 Offer to Purchase will be distributed to Eligible Holders by Kroll Issuer Services Limited, the Information and Tender Agent for the May 2026 Offer via the Offer Website: <https://deals.is.kroll.com/seazen>.

Purchase Price

The Purchase Price payable to the Eligible Holders whose May 2026 Notes are accepted for purchase will be equal to US\$1,010 for each US\$1,000 in principal amount of the May 2026 Notes.

Accrued Interest Payment

The May 2026 Notes Issuer will also pay an Accrued Interest Payment in respect of the May 2026 Notes accepted for purchase pursuant to the May 2026 Offer on the Settlement Date.

Sources of Funds

The May 2026 Notes Issuer intends to finance the May 2026 Offer with the proceeds from the Concurrent New Money Issuance and internal funding of the Company.

Tender Instruction

In order to participate in the May 2026 Offer, Eligible Holders must validly tender their May 2026 Notes, as the case may be, for purchase by delivering, or arranging to have delivered on their behalf, a valid Tender Instruction that is received by the Information and Tender Agent by the Expiration Deadline, unless extended, re-opened, amended and/or terminated as provided in the May 2026 Offer to Purchase.

Separate Tender Instructions must be submitted on behalf of each individual beneficial owner. Tender Instructions will be irrevocable once delivered in accordance with the terms of the May 2026 Offer. Any Tender Instruction without an investor code will be rejected.

Each Tender Instruction must specify the principal amount of the May 2026 Notes that the relevant Eligible Holder is tendering at the Purchase Price. The May 2026 Notes may be tendered only in minimum denominations of US\$200,000 and integral multiples of US\$1,000 in excess thereof.

Dealer Managers and Information and Tender Agent

The Company has appointed Citigroup Global Markets Limited and Haitong International Securities Company Limited (in alphabetical order) as the dealer managers and Kroll Issuer Services Limited as the information and tender agent in relation to the May 2026 Offer.

Indicative Timetable for the May 2026 Offer

Events

Commencement of the May 2026 Offer

The May 2026 Offer is announced. The May 2026 Offer to Purchase available from the Information and Tender Agent and on the Offer Website, and notice of the May 2026 Offer delivered to the Clearing Systems for communication to Direct Participants.

Times and Dates

February 26, 2026

Announcement of the Pricing of the New Notes
The interest rate and other pricing details of the New Notes to be offered in the Concurrent New Money Issuance are announced.

On or about February 26, 2026

Expiration Deadline
Final deadline for receipt of valid Tender Instructions by the Information and Tender Agent.

4.00 p.m. (London Time) on March 5, 2026

Announcement of Results
Announcement of whether the May 2026 Notes Issuer will accept valid tenders of the May 2026 Notes pursuant to the May 2026 Offer and, if so accepted, (i) the aggregate principal amount of the May 2026 Notes accepted for tender and (ii) the Accrued Interest on the May 2026 Notes (expressed per US\$1,000 in principal amount of the May 2026 Notes accepted for purchase by the May 2026 Notes Issuer).

As soon as reasonably practicable after the Expiration Deadline

Settlement Date
Expected settlement date for the May 2026 Offer.

On or about March 10, 2026

The above times and dates are subject to the right of the May 2026 Notes Issuer to extend, re-open, amend and/or terminate the May 2026 Offer (subject to applicable law and as provided in the May 2026 Offer to Purchase).

Eligible Holders are advised to check with any bank, securities broker or other intermediary through which they hold the May 2026 Notes when such intermediary would need to receive instructions from an Eligible Holder in order for that Eligible Holder to be able to participate in the May 2026 Offer by the Expiration Deadline. The deadline set by any such intermediary and each Clearing System for the submission of Tender Instructions may be earlier than the Expiration Deadline.

Unless stated otherwise, announcements in connection with the May 2026 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 May 2026 Offer. In addition, Eligible

Holders may contact the Dealer Managers for information using the contact details set forth below.

May 2026 Offer to Purchase

The May 2026 Offer to Purchase contains important information which should be read carefully by Eligible Holders before any decision is made with respect to the May 2026 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 May 2026 Offer are more fully described in the May 2026 Offer to Purchase, which sets out further details regarding the tender procedures and the conditions of the May 2026 Offer.

None of the May 2026 Notes Issuer, the Company, the Dealer Managers, the Trustee of the May 2026 Notes or the Information and Tender Agent (or any of their respective directors, officers, employees or affiliates) makes any recommendation as to whether the Eligible Holders should tender their May 2026 Notes in response to the May 2026 Offer.

THIS ANNOUNCEMENT IS NOT AN OFFER TO PURCHASE, A SOLICITATION OF AN OFFER TO PURCHASE OR SELL, ANY SECURITIES. AN OFFER MAY ONLY BE MADE PURSUANT TO THE TERMS OF THE MAY 2026 OFFER TO PURCHASE.

Dealer Managers (in alphabetical order)

Citigroup Global Markets Limited

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

Haitong International Securities Company Limited

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

London SE1 9SG
United Kingdom

Telephone: +852 2281 0114 (Hong Kong) / +44 20 7704 0880 (London)

Email: seazen@is.kroll.com

Offer Website: <https://deals.is.kroll.com/seazen>

DEFINITIONS

“Accrued Interest”	Interest accrued and unpaid on the principal amount of May 2026 Notes from and including the last interest payment date of February 2, 2026 up to, but excluding, the Settlement Date. Subject to the terms and conditions set forth in the May 2026 Offer to Purchase, in addition to the May 2026 Purchase Price, Eligible Holders whose May 2026 Notes are accepted for purchase by the May 2026 Notes Issuer will also be paid the relevant amount of such Accrued Interest on the May 2026 Notes in cash.
“Accrued Interest Payment”	An amount in cash (rounded to the nearest US\$0.01, with half a cent rounded upwards) equal to the Accrued Interest on the May 2026 Notes accepted for purchase by the May 2026 Notes Issuer.
“Clearing System Notice”	The form of notice to be sent to Direct Participants by each of the Clearing Systems on or about the date of the May 2026 Offer to Purchase informing Direct Participants of the procedures to be followed in order to participate in the May 2026 Offer.
“Clearing Systems”	Euroclear and Clearstream.
“Clearstream”	Clearstream Banking S.A.
“Combined Priority Amount”	In the event that an Eligible Holder subscribes for New Notes and participates in both the May 2026 Offer and the September 2027 Offer, the aggregate principal amount for which such Eligible Holder shall be entitled to receive Priority of Acceptance in respect of both the May 2026 Notes it tenders and the September 2027 Notes it tenders, which amount shall be equal to the principal amount of New Notes allocated to such Eligible Holder.
“Company”	Seazen Group Limited 新城發展控股有限公司, a company incorporated in the Cayman Islands with limited liability.
“Concurrent New Money Issuance”	An offering of New Notes which is conducted by the May 2026 Notes Issuer concurrently with the May 2026 Offer and pursuant to a separate offering memorandum.

“Concurrent Offer to Purchase”	The concurrent offer to purchase for cash by the May 2026 Notes Issuer of an aggregate principal amount up to a maximum acceptance amount of the September 2027 Notes, on the terms and subject to the conditions set out in the offer to purchase in connection with the Concurrent Offer to Purchase.
“Direct Participants”	Each person who is shown in the records of Euroclear or Clearstream as a holder of the May 2026 Notes.
“Eligible Holders”	Holders of the May 2026 Notes who are non-U.S. persons located outside the United States (as those terms are defined in Regulation S under the U.S. Securities Act).
“Euroclear”	Euroclear Bank SA/NV.
“Expiration Deadline”	4:00 p.m. (London Time) on March 5, 2026 (subject to the right of the Company to extend, re-open, amend and/or terminate the Offer).
“Information and Tender Agent”	Kroll Issuer Services Limited.
“Investor Code”	An investor code provided by the Information and Tender Agent upon request.
“May 2026 Notes”	The 4.5% Guaranteed Senior Notes due 2026 (ISIN: XS2290806285) that were issued by the May 2026 Notes Issuer and guaranteed by the Company.
“May 2026 Notes Issuer”	New Metro Global Limited 新城環球有限公司, a company incorporated in the British Virgin Islands with limited liability and a subsidiary of the Company.
“May 2026 Offer”	The offer to purchase for cash by the May 2026 Notes Issuer any and all May 2026 Notes validly tendered at the May 2026 Purchase Price (subject to the offer restrictions set out in the May 2026 Offer to Purchase), on the terms and subject to the conditions set out in the May 2026 Offer to Purchase.
“May 2026 Offer to Purchase”	An Offer to Purchase dated February 26, 2026 issued to the Eligible Holders by the May 2026 Notes Issuer in connection with the May 2026 Offer.
“May 2026 Purchase Price”	US\$1,010 per \$1,000 principal amount of the May 2026 Notes.

“New Condition”	Issue	That the Concurrent New Money Issuance shall have been successfully consummated.
“New Notes”		The senior notes to be issued under the Concurrent New Money Issuance by the May 2026 Notes Issuer.
“Notifying Service”	News	A recognized financial news service or services (e.g. Reuters/Bloomberg) as selected by the Company.
“Offer Website”		The website, https://deals.is.kroll.com/seazen , operated by the Information and Tender Agent for the purpose of the May 2026 Offer.
“Priority Acceptance”	of	The priority of acceptance received by an Eligible Holder in the May 2026 Offer.
“September 2027 Notes”		11.88% Guaranteed Senior Notes due 2027 (ISIN: XS3192214685) which were issued by the May 2026 Notes Issuer and guaranteed by the Company and Seazen Holdings Co., Ltd. (新城控股集團股份有限公司).
“September 2027 Offer”		The offer to purchase for cash by the May 2026 Notes Issuer up to the maximum acceptance amount of the September 2027 Notes validly tendered, on the terms and subject to the conditions set out in the offer to purchase in connection with the Concurrent Offer to Purchase.
“Settlement Date”		On or about March 10, 2026 (subject to the right of the May 2026 Notes Issuer to extend, re-open, amend or terminate the May 2026 Offer at any time).
“SGX-ST”		Singapore Exchange Securities Trading Limited.
“Tender Instruction”		The electronic tender and blocking instruction in the form specified in the Clearing System Notice for submission by Direct Participants to the Information and Tender Agent via the relevant Clearing System and in accordance with the requirements of such Clearing System by the deadline in order for Eligible Holders to be able to participate in the May 2026 Offer. Such electronic tender and blocking instruction must specify the principal amount of the May 2026 Notes that the relevant Eligible Holder is tendering at the May 2026 Purchase Price. May 2026 Notes may be tendered only in minimum denominations of US\$200,000 and integral multiples of US\$1,000 in excess thereof.

Any Tender Instruction without an investor code will be rejected.

Trustee of the May 2026 Notes The Bank of New York Mellon, London Branch.

“United States” The United States of America, its territories and possessions (including Puerto Rico, the U.S. Virgin Islands, Guam, American Samoa, Wake Island and The Commonwealth of the Northern Mariana Islands), any state of the United States of America and the District of Columbia.

“US\$” United States dollars.

“U.S. Securities Act” The United States Securities Act of 1933, as amended.

“%” Percent.

New Metro Global Limited
新城環球有限公司

February 26, 2026