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CHINA NEW TOWN DEVELOPMENT COMPANY LIMITED

中國新城鎮發展有限公司

(Incorporated as a business company limited by shares under the laws of the British Virgin Islands)

(Stock Code: 1278)

VOLUNTARY ANNOUNCEMENTU

Update on Urbanization Fixed Income Investment Portfolio

The Board of Directors (the “Board”) of China New Town Development Company Limited (the “Company”, collectively with its subsidiaries, the “Group”) is pleased to announce that, as at 31 December 2024, after deducting the impairment provision of risky projects, the Group has a portfolio of RMB 3,140 million fixed income investments in aggregate. These projects, excluding risky investment, will secure a total contractually guaranteed annual return before tax of approximately RMB 221 million, representing a corresponding average annualized pre-tax return on investment of about 7.0%.

Compared with the investment portfolio on 30 September 2024, the Group added Taizhou Xinghua Urban Regeneration Project (泰州興化城市更新項目), Liyang High-tech District Intelligent Internet Vehicle Test Center Project (溧陽高新區智慧網聯汽車測試場項目), Jiangsu Taizhou Jiangyan District New Infrastructure Industrial Park Project (江蘇泰州姜堰區新基建產業園項目) and Yangzhou Guangling Science and Technology Entrepreneurship Park Project (揚州廣陵科技創業園項目). The Group withdrew from Wuxi Guojin Commercial Factoring Fixed Income Project (無錫國金商業保理固定收益項目) with principal of RMB 200 million; Liyang High-tech Zone Industrial Base Quality Improvement and Upgrading Phase I Project (溧陽高新區產業基地提質升級一期項目) with principal of RMB 500 million, and received all the principal and related

guaranteed investment gain.

In the future, the Company shall continue to quarterly update shareholders of the developments in the urbanization fixed-income investment business in the form of voluntary announcements.

By Order of the Board
China New Town Development Company Limited
Yang Meiyu
President and Executive Director

Hong Kong, 7 January 2025

As at the date of this announcement, the executive directors of the Company are Mr. HuZhiwei (Vice Chairman), Ms. Yang Meiyu (President) and Mr. Shi Janson Bing; the non-executive directors of the Company are Ms. Liu Yanhong (Chairman), Mr. Wang Hongxu and Mr. Feng Xiaoliang; and the independent non-executive directors of the Company are Mr. Lo Wai Hung, Mr. Ji Jiaming and Mr. Yuan Kejian.