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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 ANNOUNCEMENT

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 March 2025, after deducting the impairment provision of risky projects, the Group has a portfolio of RMB 3,309 million fixed income investments in aggregate. These projects, excluding risky investment, will secure a total contractually guaranteed annual return before tax of approximately RMB 233 million, representing a corresponding average annualized pre-tax return on investment of about 7.0%.

Compared with the investment portfolio on 31 December 2024, the Group primarily added Taizhou Jinjiang Chengbei Park Project (泰州靖江市城北園區項目) and Yangzhou Hanjiang Industry Upgrading Project (揚州邗江產業提檔升級項目)。The Group withdrew from Jingjiang Furuite Aluminum New Material Project (靖江福瑞特鋁業新材料項目) with principal of RMB 70 million; Yangzhou Hanjiang Industrial Park Sewage Treatment Project (揚州邗江園區污水處理項目) 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, 3 April 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.