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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 30 June 2025, after deducting the impairment provision of risky projects, the Group has a portfolio of RMB 3,237 million fixed income investments in aggregate. These projects, excluding risky investment, will secure a total contractually guaranteed annual return before tax of approximately RMB 226 million, representing a corresponding average annualized pre-tax return on investment of about 7.0%.

Compared with the investment portfolio on 31 March 2025, the Group primarily added Liyang Economic Development Zone Aerodynamics Research Institute Project (溧陽經開區空氣動力研究院項目) and Wenzhou Lucheng District Fixed Income Project (溫州市鹿城區固定收益項目)。The Group withdrew from Jiangsu Taizhou Jiangyan District New Infrastructure Industrial Park Project (江蘇泰州姜堰區新基建產業園項目) with principal of RMB 280 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, 4 July 2025

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