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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)

APPOINTMENT OF NON-EXECUTIVE DIRECTOR

The board (the “**Board**”) of directors (the “**Director(s)**”) of China New Town Development Company Limited (the “**Company**”) announces that, with effect from the voting and passing of the resolutions at the Board meeting held on 26 September 2025, Ms. Qin Yangfan (“**Ms. Qin**”) has been appointed as a non-executive Director

The biographical details of Ms. Qin are as follows:

Ms. Qin Yangfan, aged 28, graduated from China University of Political (中國政法大學商學院) with bachelor’s degrees in Economics and Science.

Ms. Qin currently serves as the Deputy Head of Corporate Management Department of Wuxi Traffic Industry Group Company Ltd.* (無錫市交通產業集團有限公司) (“**Wuxi Traffic**”). She joined Wuxi Traffic in August 2019 and has served as Corporate Management Officer in the Corporate Management Department from August 2019 to October 2022 and from September 2023 to March 2024, and in the Safety Development Department from October 2022 to September 2023. Prior to joining Wuxi Traffic, Ms. Qin worked in the Business Finance Department at iFLYTEK Co., Ltd.* (科大訊飛股份有限公司) from July 2018 to July 2019.

Ms. Qin has entered into a letter of appointment with the Company with a term of service of three years commencing on 26 September 2025 unless otherwise terminated by either party by giving not less than one month's notice to the other or in accordance with other terms of the letter of appointment. Ms. Qin is not entitled to a director's fee. Nevertheless, her appointment will be subject to the provisions of retirement and re-election at the annual general meetings of the Company pursuant to the articles of association of the Company or any other applicable laws.

Save as disclosed in this announcement, as at the date of this announcement, Ms. Qin (i) has not held any directorships in other listed public companies in Hong Kong and overseas during the past three years; (ii) is not related to any directors, senior management, or substantial or controlling shareholders (as defined in the Rules Governing the Listing of Securities (the “**Listing Rules**”) on The Stock Exchange of Hong Kong Limited (the “**Stock Exchange**”)) of the Company; (iii) does not hold any other position with the Company or any other members of the Group or have any other major appointments and professional qualification; and (iv) does not have any interest in the shares of the Company within the meaning of Part XV of the Securities and Futures Ordinance (Chapter 571 of the laws of Hong Kong).

In addition, there is no further information required to be disclosed pursuant to the requirements under Rule 13.51(2)(h) to (v) of the Listing Rules nor is there any other matter relating to the appointment of Ms. Qin that needs to be brought to the attention of the shareholders of the Company and the Stock Exchange.

The Board would like to express its warmest welcome to Ms. Qin for joining the Board.

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

Hong Kong, 26 September 2025

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

** for identification purposes only*