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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 September 2025, after deducting the impairment provision of risky projects, the Group has a portfolio of RMB3,750 million fixed income investments in aggregate. These projects, excluding risky investment, will secure a total contractually guaranteed annual return before tax of approximately RMB264 million, representing a corresponding average annualized pre-tax return on investment of about 7.0%.

Compared with the investment portfolio on 30 June 2025, the Group primarily added Taizhou Xinghua Economic Development Zone Industrial Park Upgrading Fixed Income Project (泰州興化經發區產業園提檔升級固定收益項目), Yancheng Water Purification Group Fixed Income Project (鹽城市淨水集團固定收益項目) Yancheng Economic Development Zone Industrial Park Phase I Fixed Income Project (鹽城經開區產業園一期固定收益項目) and Wuxi Huishan IDTI Oral Innovation Medical Device Center Fixed Income Project (無錫惠山IDTI口腔創新醫療器械中心固定收益項目). The Group withdrew from Zhuji Pingfengwu Ecological Cemetery Project (諸暨市屏風塢生態公墓項目) with principal of RMB401 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, 10 October 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, Mr. Xie Zhen and Ms. Qin Yangfan; and the independent non-executive directors of the Company are Mr. Lo Wai Hung, Mr. Ji Jiaming and Mr. Yuan Kejian.