NEW TOWN

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 December 2025, after deducting the impairment provision of risky projects, the Group has a portfolio of RMB 3,366 million fixed income investments in aggregate. These projects, excluding risky investment, will secure a total contractually guaranteed annual return approximately RMB 238 million, representing a corresponding average annualized pre-tax return on investment of about 7.1%.

Compared with the investment portfolio on 30 September 2025, the Group primarily added Taizhou Xinghua Leisure Food Industrial Park Fixed Income Project(泰州興化休閒食品產業園固定收益項目) , Wuxi Huishan State-owned Holding Fixed Income Project （無錫惠山國控固定收益項目）and Yangzhou Guangling Food Industrial Park Fixed Income Project (揚州廣陵食品產業園固定收益項目).The Group withdrew from projects such as Taizhou Xinghua Urban Regeneration Project (泰州興化城市更新項目)， Yangzhou Guangling Science and Technology Entrepreneurship Park Project（揚州廣陵科技創業園項目）， and Taizhou Jinjiang Chengbei Park Project (泰州靖江市城北園區項目) , cumulatively recovered principal of RMB 820 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, 6 January 2026

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.