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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)

POSITIVE PROFIT ANNOUNCEMENT

This announcement is made by China New Town Development Company Limited (the “**Company**”, together with its subsidiaries, the “**Group**”) pursuant to Rule 13.09 of the Rules Governing the Listing of the Securities on The Stock Exchange of Hong Kong Limited and Part XIVA of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong).

The board of directors of the Company (the “**Board**”) would like to inform the shareholders of the Company (the “**Shareholders**”) and potential investors that, based on the Board’s preliminary assessment of the Group’s unaudited consolidated management accounts and other information currently available to the Board, the Group is expected to record a net profit of approximately RMB76 million for the twelve months ended 31 December 2025 (the “**Year 2025**”), as compared with a net profit of approximately RMB56 million for the twelve months ended 31 December 2024.

The expected increase in net profit of the Group for Year 2025 was mainly because:

- (i) the fair value of the investment properties the Group owned in Wuhan maintained stable in Year 2025 and no impairment is expected to be incurred, as compared with an impairment of approximately RMB19 million for the year ended 30 December 2024; and
- (ii) the Group enhanced management of associates and joint ventures in Year 2025, which effectively reduced its cost of operations and as such the loss of associates and joint ventures in Year 2025 is expected to reduce by approximately RMB23 million as compared with that for the year ended 31 December 2024.

The Company is still in the process of finalizing the Group's annual results for the twelve months ended 31 December 2025, which are expected to be announced in March 2026. The information contained in this announcement is only based on the Board's preliminary assessment of information currently available to it, has not been reviewed or confirmed by the Company's audit committee or independent auditor, and may be subject to adjustments.

Shareholders and potential investors are advised to exercise caution when dealing in the shares of the Company.

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

Hong Kong, 16 February 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. Xie Zhen, Mr. Wang Yi 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.