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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 March 2026, after deducting the impairment provision of risky projects, the Group has a portfolio of RMB 3,823 million fixed income investments in aggregate. These projects, excluding risky investment, will secure a total contractually guaranteed annual return before tax of approximately RMB 271 million, representing a corresponding average annualized pre-tax return on investment of about 7.1%.

Compared with the investment portfolio on 31 December 2025, the Group primarily added new projects including Yancheng Fengyifu Senior Care Community Project (鹽城鳳依府康養社區項目) , Wenzhou Lucheng District Fixed Income Project Phase II (溫州市鹿城區固定收益項目二期) and Yangzhou Yizheng Fixed Income Project (揚州儀征固定收益項目) . Meanwhile, an additional investment of RMB 100 million was made in the Yangzhou Guangling Food Industrial Park Fixed Income Project(揚州廣陵食品產業園項目). The Group withdrew from projects such as Liyang High-tech District Intelligent Internet Vehicle Test Center Project (溧陽高新區智慧網聯汽車測試場項目) and Yangzhou Hanjiang Industrial Upgrading Project (揚升級項目) , cumulatively recovered principal of RMB 890 million, and received all the principal and related guaranteed investment gains.

In the future, the Company shall continue to update shareholders quarterly on 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, 8 April 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.