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; AND CHANGE OF COMPANY SECRETARY AND AUTHORISED REPRESENTATIVE

APPOINTMENT OF NON-EXECUTIVE DIRECTOR

The board of directors (the "**Board**") of China New Town Development Company Limited (the "**Company**") announces that with effect from the voting and passing of the resolution at the Board meeting held on 25 June 2026, Mr. Hu Zhiwei ("**Mr. Hu**") has been appointed as a non-executive director.

The biographical details of Mr. Hu are as follows:

Mr. Hu Zhiwei, aged 41, graduated from the School of Science of Beihang University (北京航空航天大學) and the School of Business and Management of the Hong Kong University of Science and Technology (香港科技大學) with a master's degree in science and a bachelor's degree in science.

Mr. Hu currently serves as the deputy general manager of the International Department of China Development Bank Capital Corporation Limited ("**CDB Capital**"). He joined CDB Capital in 2009 and has worked in various departments, including Equity Division I, Equity Division IV and Investment Research Division. From 2007 to 2009, he worked at Lazard Asia (Hong Kong) Limited.

Mr. Hu has entered into a letter of appointment with the Company with a term of service of three years commencing on 25 June 2026 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. Mr. Hu is not entitled to a director's fee. Nevertheless, his 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, Mr. Hu does not (i) hold any directorships in other listed public companies in Hong Kong and overseas during the past three years; (ii) have any other relationship with any directors, senior management, substantial shareholders or controlling shareholders (as defined in the Rules Governing the Listing of Securities on the Stock Exchange (the "**Listing Rules**")) of the Company; (iii) 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) 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 Rule 13.51(2)(h) to (v) of the Listing Rules nor is there any other matter relating to the appointment of Mr. Hu that needs to be brought to the attention of the shareholders of the Company and the Stock Exchange.

CHANGE OF COMPANY SECRETARY AND AUTHORISED REPRESENTATIVE

The Board also announces that with effect from the conclusion of the Board meeting held on 25 June 2026:

(a) Ms. Mei Zhe ("**Ms. Mei**"), the company secretary of the Company (the "**Company Secretary**"), has resigned as the Company Secretary and an authorised representative under the Rule 3.05 of the Listing Rules (the "**Authorised Representative**"); and

(b) Ms. Wong Oi In ("**Ms. Wong**") has been appointed as the Company Secretary and an Authorised Representative.

Ms. Mei confirmed that she has no disagreement with the Board and there are no other matters in relation to her resignation that need to be brought to the attention of the shareholders of the Company and the Stock Exchange.

The biographical details of Ms. Wong are as follows:

Ms. Wong Oi In is a corporate secretarial manager of Boardroom Corporate Services (HK) Limited. She is a Chartered Secretary, a Chartered Governance Professional and an associate member of both The Hong Kong Chartered Governance Institute (formerly known as The Hong Kong Institute of Chartered Secretaries) and The Chartered Governance Institute (formerly known as The Institute of Chartered Secretaries and Administrators) in the United Kingdom. Ms. Wong has over 15 years of experience in the corporate secretarial field and has been providing professional corporate services to Hong Kong listed companies as well as private and offshore companies.

APPRECIATION AND WELCOME

The Board would like to thank Ms. Mei for her valuable contributions during her tenure of service and welcome Mr. Hu and Ms. Wong to their new appointment.

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

Hong Kong, 25 June 2026

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. Xie Zhen, Mr. Hu Zhiwei and Ms. Qin Yangfan; and the independent non-executive directors are Mr. Lo Wai Hung, Mr. Ji Jiaming and Mr. Yuan Kejian.