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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 June 2026, after deducting the impairment provision of risky projects, the Group has a portfolio of RMB 3,053 million fixed income investments in aggregate. These projects, excluding risky investments, will secure a total contractually guaranteed annual return before tax of approximately RMB 221 million, representing a corresponding average annualized pre-tax return on investment of about 7.2%.

Compared with the investment portfolio on 31 March 2026, the Group in the second quarter primarily (i) added new projects including Huzhou Wuxing Fixed-Income Project (湖州吳興固定收益項目) and Yancheng Yandu Fixed-Income Project (鹽城鹽都固定收益項目); and withdrew from Wuxi High-tech Zone Industrial Park Project (無錫高新區產業園項目), Wuxi Xinwu District Canal Culture and Technology Industrial Park Construction Project (無錫市新吳區運河文化科技產業園建設專案), Liyang Economic Development Zone Aerodynamics Research Institute Project (溧陽經開區空氣動力研究院專案) and 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),

cumulatively recovered principal of RMB 1,100 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, 3 July 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.