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)

UNAUDITED INTERIM RESULTS ANNOUNCEMENT FOR THE SIX MONTHS ENDED 30 JUNE 2026

The board of directors (the "**Board**") of China New Town Development Company Limited (the "**Company**") is pleased to announce the unaudited interim condensed consolidated financial statements of the Company and its subsidiaries (the "**Group**") for the six months ended 30 June 2026 (the "**Reporting Period**"), together with relevant comparative figures, as set out below:

INTERIM CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

For the six months ended 30 June 2026
*(Amount expressed in thousands of Renminbi ("**RMB**") unless otherwise stated)*

		Six months ended 30 June	
		2026	2025
	Notes	**(Unaudited)**	(Unaudited)
Operating income		**227,191**	192,234
Revenue	5	**210,642**	167,569
Other income	6	**16,549**	24,665

	Notes	Six months ended 30 June **2026** **(Unaudited)**	 2025 (Unaudited)
Operating expenses		**(151,362)**	(114,615)
Cost of sales	7	**(43,343)**	(17,181)
Selling and administrative expenses	7	**(45,884)**	(51,738)
Finance costs	8	**(54,615)**	(45,229)
Other expenses	9	**(8,392)**	(15,934)
Reversal of impairment losses on financial assets		**872**	15,467
Operating profit		**75,829**	77,619
Share of losses from joint ventures and associates		**(5,207)**	(4,732)
Profit before tax		**70,622**	72,887
Income tax	10	**(14,922)**	(21,395)
Profit for the period		**55,700**	51,492
Other comprehensive (expense)/income			
Other comprehensive (expense)/income that may be reclassified to profit or loss in subsequent periods:			
Share of other comprehensive (expense)/income of associates		**(6,314)**	5
Other comprehensive (expense)/income for the period, net of tax		**(6,314)**	5
Total comprehensive income for the period, net of tax		**49,386**	51,497
Profit attributable to:			
Equity holders of the parent		**52,393**	48,680
Non-controlling interests		**3,307**	2,812
		55,700	51,492

	Notes	Six months ended 30 June **2026** **(Unaudited)**	 2025 (Unaudited)
Total comprehensive income attributable to:			
Equity holders of the parent		**46,079**	48,685
Non-controlling interests		**3,307**	2,812
		49,386	51,497
Earnings per share (RMB per share) attributable to ordinary equity holders of the parent:			
Basic and diluted, profit for the period	12	**0.0054**	0.0050

INTERIM CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at 30 June 2026

(Amounts expressed in thousands of RMB unless otherwise stated)

		Group	
		30 June	31 December
		2026	2025
	Notes	**(Unaudited)**	(Audited)
Assets			
Non-current assets			
Investments in joint ventures		**189,073**	192,989
Investments in associates		**192,257**	221,909
Debt instruments at amortised cost	13	**—**	199,000
Financial assets at fair value through profit or loss	14	**106,836**	106,836
Investment property	15	**1,465,700**	1,465,700
Property, plant and equipment		**6,572**	7,147
Right-of-use assets	16	**17,560**	16,451
Other assets		**2,279**	2,689
Total non-current assets		**1,980,277**	2,212,721
Current assets			
Land development for sale	17	**781,360**	781,215
Prepayments		**1,166**	1,610
Other receivables	18	**657,561**	654,454
Trade receivables	19	**38,056**	38,152
Debt instruments at amortised cost	13	**3,221,261**	3,340,757
Other assets		**10,343**	8,205
Financial assets at fair value through profit or loss	14	**22,052**	31,981
Cash and bank balances	20	**1,020,883**	2,196,275
Total current assets		**5,752,682**	7,052,649
Total assets		**7,732,959**	9,265,370

		Group	
		30 June	31 December
		2026	2025
	Notes	**(Unaudited)**	(Audited)
Equity and liabilities			
Equity			
Attributable to:			
Equity holders of the parent:			
Share capital		**4,070,201**	4,070,201
Accumulated losses		**(428,523)**	(459,733)
Foreign currency translation reserve		**2,170**	8,484
Other reserves		**607,839**	607,839
		4,251,687	4,226,791
Non-controlling interests		**497,906**	494,599
Total equity		**4,749,593**	4,721,390
Liabilities			
Non-current liabilities			
Interest-bearing loans and borrowings	21	**2,183,878**	2,145,178
Other liabilities		**5,670**	5,746
Deferred tax liabilities		**162,062**	158,350
Total non-current liabilities		**2,351,610**	2,309,274

		Group	
		30 June	31 December
		2026	2025
	Notes	**(Unaudited)**	(Audited)
Current liabilities			
Interest-bearing loans and borrowings	21	**35,769**	1,611,304
Trade payables	22	**112,444**	92,378
Other payables and accruals	23	**189,507**	205,558
Advance from customers		**23,818**	26,290
Current income tax liabilities		**22,976**	20,533
Contract liabilities	24	**247,242**	278,643
Total current liabilities		**631,756**	2,234,706
Total liabilities		**2,983,366**	4,543,980
Total equity and liabilities		**7,732,959**	9,265,370
Net current assets		**5,120,926**	4,817,943
Total assets less current liabilities		**7,101,203**	7,030,664

INTERIM CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS
For the six months ended 30 June 2026
(Amounts expressed in thousands of RMB unless otherwise stated)

	Six months ended 30 June	
	2026	2025
	(Unaudited)	(Unaudited)
Cash flows from operating activities		
Profit before tax	**70,622**	72,887
Adjustments for:		
Reversal of impairment losses on financial assets	**(872)**	(15,467)
Depreciation of property, plant and equipment	**648**	795
Depreciation of right-of-use assets	**4,897**	5,451
Interest from debt instruments at amortised cost and dividend income from other investment	**(130,442)**	(111,631)
Net loss on financial instruments at fair value through profit or loss	**6,973**	14,912
Amortisation of intangible assets	**64**	91
Amortisation of deferred government grants	**(77)**	—
Share of losses from joint ventures and associates	**5,207**	4,732
Interest income from bank deposits	**(5,899)**	(6,699)
Interest expense on lease liabilities	**104**	200
Interest expense on loans and borrowings	**54,511**	45,029
Foreign exchange (gain)/loss	**(413)**	511
Loss on disposal of property, plant and equipment and right-of-use assets	**257**	—
Operating profit before working capital changes	**5,580**	10,811
Increase in land development for sale	**(145)**	(140)
Decrease in prepayments	**444**	531
(Increase)/decrease in other receivables and other assets	**(8,822)**	3,665
Decrease/(increase) in trade receivables	**2,944**	(207)
Decrease in advance from customers	**(2,472)**	(3,538)
Decrease in contract liabilities	**(31,401)**	(7,651)
Increase/(decrease) in trade and other payables	**4,866**	(71,997)
Cash generated from operating activities	**(29,006)**	(68,526)
Income tax paid	**(10,223)**	(17,533)
Net cash outflow from operating activities	**(39,229)**	(86,059)

	Six months ended 30 June	
	2026	2025
	(Unaudited)	(Unaudited)
Cash flows from investing activities		
Purchases of property, plant and equipment	**(95)**	(825)
Investments in joint ventures and associates	**—**	(2,981)
Proceeds from joint ventures and associates	**2,047**	—
Capital expenditure on an investment property	**(117)**	(5)
Investments in debt instruments at amortised cost	**(1,676,134)**	(1,151,500)
Proceeds from recovery of debt instruments at amortised cost	**1,990,000**	1,050,000
Interest received from debt instruments at amortised cost and other investment	**136,673**	110,617
Proceeds from redemption in financial assets at fair value through profit or loss	**2,770**	5,367
Interest received from bank deposits	**5,899**	6,699
Gains on financial assets at fair value through profit or loss	**186**	—
Net cash inflow from investing activities	**461,229**	17,372
Cash flows from financing activities		
Proceeds from loans and borrowings	**549,124**	—
Repayment of loans and borrowings	**(2,049,124)**	—
Payment of lease liabilities	**(6,925)**	(2,361)
Dividends paid	**(5)**	(118)
Interest paid	**(90,786)**	(85,738)
Net cash outflow from financing activities	**(1,597,716)**	(88,217)
Net decrease in cash and cash equivalents	**(1,175,716)**	(156,904)
Effect of exchange rate changes on cash and cash equivalents	**324**	(261)
Cash and cash equivalents at beginning of period	**2,196,275**	1,045,466
Cash and cash equivalents at end of period	**1,020,883**	888,301

INTERIM CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

For the six months ended 30 June 2026
(Amounts expressed in thousands of RMB unless otherwise stated)

Six months ended 30 June 2026 (Unaudited)

	Attributable to equity holders of the parent						
	Share capital	Other reserves	Foreign currency translation reserve	Accumulated losses	Total	Non-controlling interests	Total Equity
As at 1 January 2026	**4,070,201**	**607,839**	**8,484**	**(459,733)**	**4,226,791**	**494,599**	**4,721,390**
Profit for the period	**—**	**—**	**—**	**52,393**	**52,393**	**3,307**	**55,700**
Other comprehensive expense	**—**	**—**	**(6,314)**	**—**	**(6,314)**	**—**	**(6,314)**
Total comprehensive (expense)/income	**—**	**—**	**(6,314)**	**52,393**	**46,079**	**3,307**	**49,386**
Dividends	**—**	**—**	**—**	**(21,183)**	**(21,183)**	**—**	**(21,183)**
As at 30 June 2026	**4,070,201**	**607,839**	**2,170**	**(428,523)**	**4,251,687**	**497,906**	**4,749,593**

Six months ended 30 June 2025 (Unaudited)

	Attributable to equity holders of the parent						
	Share capital	Other reserves	Foreign currency translation reserve	Accumulated losses	Total	Non-controlling interests	Total Equity
As at 1 January 2025	4,070,201	607,839	12,386	(484,202)	4,206,224	492,186	4,698,410
Profit for the period	—	—	—	48,680	48,680	2,812	51,492
Other comprehensive income	—	—	5	—	5	—	5
Total comprehensive income	—	—	5	48,680	48,685	2,812	51,497
Dividends	—	—	—	(34,761)	(34,761)	—	(34,761)
As at 30 June 2025	4,070,201	607,839	12,391	(470,283)	4,220,148	494,998	4,715,146

NOTES TO INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

(All amounts expressed in thousands of RMB unless otherwise stated)

1. CORPORATE INFORMATION

The Company was incorporated on 4 January 2006 in the British Virgin Islands (the "**BVI**"). After a series of reorganizations, on 14 November 2007, the Company was listed on the Main Board of the Singapore Exchange Securities Trading Limited (the "**SGX-ST**"). On 22 October 2010, the Company was listed on the Main Board of the HKEx by way of introduction. As a result, the Company was once dual-listed on the Main Boards of both the SGX-ST and the HKEx. The Company voluntarily delisted from the SGX-ST on 17 February 2017.

On 10 October 2013, the Company, China Development Bank International Holdings Limited ("**CDBIH**"), a wholly-owned subsidiary of China Development Bank Capital Corporation Limited, and SRE Investment Holding Limited ("**SREI**") entered into a share subscription agreement, pursuant to which CDBIH agreed to subscribe for 5,347,921,071 new shares of the Company subject to the terms and conditions contained therein (the "**Subscription**"). The Subscription was completed in the first quarter of 2014. Upon the completion, CDBIH became the largest shareholder of the Company.

On 11 June 2021, CDBIH entered into a share transfer agreement in respect of approximately 29.99% shares of the Company with Wuxi Communications Industry Group Co., Ltd. ("**Wuxi Communications**") and Xitong International Holdings (HK) Limited ("**Xitong International**"), a wholly-owned subsidiary of Wuxi Communications, pursuant to which, CDBIH agreed to transfer 2,917,000,000 shares of the Company held by it to Xitong International, which represented approximately 29.99% of the issued shares of the Company (the "**Share Transfer**"). Upon the completion of the Share Transfer on 28 September 2021, Xitong International holds 2,917,000,000 shares (approximately 29.99% of the issued shares) of the Company as the largest shareholder; and CDBIH holds 2,430,921,071 shares (approximately 24.99% of the issued shares) of the Company as the second largest shareholder.

The Group's current operating income is primarily derived from fixed-income investments, property leasing and operations, as well as building construction income from certain historical existing projects. The Group is exploring opportunities to expand its equity investment business in new economic sectors such as integrated circuits, new materials, new energy, environmental protection, and high-end manufacturing, with a view to establishing new revenue streams and business growth curves.

2. BASIS OF PREPARATION

The interim condensed consolidated financial statements for the six months ended 30 June 2026 has been prepared in accordance with International Accounting Standards ("**IAS**") 34 Interim Financial Reporting.

The interim condensed consolidated financial statements does not include all the information and disclosures required in the annual financial statements, and should be read in conjunction with the Group's annual consolidated financial statements for the year ended 31 December 2025.

The interim condensed consolidated financial statements are presented in RMB and all values are rounded to the nearest thousand ('000) except when otherwise indicated.

(a) Basis of consolidation

The interim condensed consolidated financial statements include the financial statements of the Group for the Reporting Period. A subsidiary is an entity (including a structured entity), directly or indirectly, controlled by the Company. Control is achieved when the Group is exposed, or has rights, to variable returns from its involvement with the investee and has the ability to affect those returns through its power over the investee. Specifically, the Group controls an investee if, and only if, the Group has:

(a) Power over the investee (i.e., existing rights that give it the current ability to direct the relevant activities of the investee)

(b) Exposure, or rights, to variable returns from its involvement with the investee

(c) The ability to use its power over the investee to affect its returns

Generally, there is a presumption that a majority of voting rights results in control. To support this presumption and when the Group has less than a majority of the voting or similar rights of an investee, the Group considers all relevant facts and circumstances in assessing whether it has power over an investee, including:

(a) The contractual arrangement(s) with other vote holders of the investee

(b) Rights arising from other contractual arrangements

(c) The Group's voting rights and potential voting rights

The Group re-assesses whether or not it controls an investee if facts and circumstances indicate that there are changes to one or more of the three elements of control abovementioned. Consolidation of a subsidiary begins when the Group obtains control over the subsidiary and ceases when the Group loses control of the subsidiary. Assets, liabilities, income and expenses of a subsidiary acquired or disposed of during the period are included in the interim condensed consolidated financial statements from the date the Group gains control until the date the Group ceases to control the subsidiary.

The financial statements of the subsidiaries are prepared for the same reporting period as the Company, using consistent accounting policies.

Profit or loss and each component of other comprehensive income are attributed to the equity holders of the parent company of the Group and to the non-controlling interests, even if it results in the non-controlling interests having a deficit balance. When necessary, adjustments are made to the financial statements of subsidiaries to bring their accounting policies in line with the Group's accounting policies. All intra-group assets and liabilities, equity, income, expenses and cash flows relating to transactions between members of the Group are eliminated in full on consolidation.

A change in the ownership interest of a subsidiary, without a loss of control, is accounted for as an equity transaction.

If the Group loses control over a subsidiary, it derecognises the related assets (including goodwill), liabilities, non-controlling interests and other components of equity, while any resultant gain or loss is recognised in profit or loss. Any investment retained is recognised at fair value.

(b) Operating cycle

The operating cycle of the Group is the period that elapse from the acquisition of assets for processing until their realisation in cash or cash equivalents. Due to the nature of the Group's business, the Group's normal operating cycle is longer than twelve months. The Group's current assets include assets (such as land development for sale) that are sold, consumed or realised within the normal operating cycle even when they are not expected to be realised within twelve months after the end of the reporting period, in accordance with IFRS Accounting Standards.

3. CHANGES IN ACCOUNTING POLICY AND DISCLOSURES

The accounting policies adopted in the preparation of the interim condensed consolidated financial statements are consistent with those applied in the preparation of the Group's annual consolidated financial statements for the year ended 31 December 2025, except for the adoption of the following amended IFRS Accounting Standards for the first time for the current period's financial information.

Amendments to IFRS 9 and IFRS 7	***Amendments to the Classification and Measurement of Financial Instruments***
Amendments to IFRS 9 and IFRS 7	***Contracts Referencing Nature-dependent Electricity***
Annual Improvements to IFRS Accounting Standards — Volume 11	***Amendments to IFRS 1, IFRS 7, IFRS 9, IFRS 10 and IAS 7***

The nature and impact of the amended IFRS Accounting Standards are described below:

Amendments to IFRS 9 and IFRS 7 Amendments to the Classification and Measurement of Financial Instruments clarify that a financial asset is derecognised when the entity's rights to the contractual cash flows expire or are transferred, while a financial liability is derecognised on the settlement date. The amendments introduce an accounting policy option to derecognise a financial liability that is settled through an electronic payment system before the settlement date if specified criteria are met. The amendments clarify how to assess the contractual cash flow characteristics of financial assets with environmental, social and governance and other similar contingent features. Moreover, the amendments clarify the requirements for classifying financial assets with non-recourse features and contractually linked instruments. The amendments also include additional disclosures for investments in equity instruments designated at fair value through other comprehensive income and financial instruments with contingent features. Since the Group's accounting policy for the derecognition of financial assets and liabilities in prior years aligned with the amendments and the Group did not have the financial assets that were addressed by the amendments, the amendments did not have any impact on the interim condensed consolidated financial information. The Group will provide additional disclosures for its equity investments designated at fair value through other comprehensive income in the Group's consolidated financial statements for the year ending 31 December 2026.

Amendments to IFRS 9 and IFRS 7 Contracts Referencing Nature-dependent Electricity clarify the application of the "own-use" requirements for in-scope contracts and amend the designation requirements for a hedged item in a cash flow hedging relationship for in-scope contracts. The amendments also include additional disclosures that enable users of financial statements to understand the effects these contracts have on an entity's financial performance and future cash flows. As the Group did not have any contracts that are in the scope of the amendments, the amendments did not have any impact on the interim condensed consolidated financial information.

Annual Improvements to IFRS Accounting Standards — Volume 11 set out narrow scope amendments to IFRS 1, IFRS 7 (and the accompanying Guidance on implementing IFRS 7), IFRS 9, IFRS 10 and IAS 7. The amendments include clarifications, simplifications, corrections or changes to improve consistency in the corresponding IFRS Accounting Standards. The amendments did not have any impact on the interim condensed consolidated financial information.

4. OPERATING SEGMENT INFORMATION

For management purposes, the Group is organised into business units based on its products and services and has the following operating segments. The Group's operational assets and operations are located in Chinese Mainland.

- Urbanisation investment segment, which is responsible for fixed-income projects related to new type urbanisation;
- Property leasing segment, which provides property leasing services of investment property;
- Building construction segment, which provides construction of ancillary public facilities; and
- Others segment, which includes the provision of other services.

Management monitors the operating results of the Group's business units separately for the purpose of making decisions about resource allocation and performance assessment. Segment performance is evaluated based on operating profit or loss and is measured consistently with operating profit or loss in the consolidated financial statements. However, group financing (including finance costs) and income taxes are managed on a group basis and are not allocated to the operating segments.

Intersegment sales and transfers are transacted with reference to the selling prices used for sales made to third parties at the prevailing market prices.

The following tables present sales and profit information for the Group's operating segments for the six months ended 30 June 2026 and 2025, respectively:

	For the six months ended 30 June 2026 (Unaudited)					
RMB'000	**Urbanisation investment**	**Property leasing**	**Building construction**	**Others**	**Reconciliation and eliminations**	**Total**
Segment results						
External sales	**130,442**	**47,532**	**32,668**	**—**	**—**	**210,642**
Intersegment sales	**—**	**—**	**—**	**—**	**—**	**—**
Total segment sales	**130,442**	**47,532**	**32,668**	**—**	**—**	**210,642**
Segment profit/(loss)	**93,451**	**33,736**	**(3,032)**	**1,082**	**—**	**125,237**
Finance costs					**(54,615)**[1]	**(54,615)**
Profit before tax						**70,622**

1 Profit/(loss) for each operating segment does not include finance costs of RMB54,615 thousand.

	For the six months ended 30 June 2025 (Unaudited)					
RMB'000	Urbanisation investment	Property leasing	Building construction	Others	Reconciliation and eliminations	Total
Segment results						
External sales	111,631	52,928	3,010	—	—	167,569
Intersegment sales	—	—	—	—	—	—
Total segment sales	111,631	52,928	3,010	—	—	167,569
Segment profit	89,644	18,722	224	9,526	—	118,116
Finance costs					(45,229)[1]	(45,229)
Profit before tax						72,887

1 Profit for each operating segment does not include finance costs of RMB45,229 thousand.

The following table presents assets and liabilities information for the Group's operating segments as at 30 June 2026 and 31 December 2025, respectively:

	Urbanisation investment	Property leasing	Building construction	Others	Reconciliation and eliminations	Total
Assets						
30 June 2026 (Unaudited)	**4,636,470**	**1,654,236**	**162,046**	**1,280,207**	**—**	**7,732,959**
31 December 2025 (Audited)	6,134,725	1,633,282	163,169	1,334,194	—	9,265,370
Liabilities						
30 June 2026 (Unaudited)	**40,650**	**54,896**	**183,147**	**299,988**	**2,404,685**[1]	**2,983,366**
31 December 2025 (Audited)	68,183	55,078	196,870	288,484	3,935,365[1]	4,543,980

1 Liabilities in segments do not include current income tax liabilities of RMB22,976 thousand, interest-bearing loans and borrowings of RMB2,219,647 thousand, and deferred tax liabilities of RMB162,062 thousand as at 30 June 2026 as these liabilities are managed on a group basis.

Liabilities in segments do not include current income tax liabilities of RMB20,533 thousand, interest-bearing loans and borrowings of RMB3,756,482 thousand, and deferred tax liabilities of RMB158,350 thousand as at 31 December 2025 as these liabilities are managed on a group basis.

5. REVENUE

RMB'000	*Notes*	**Six months ended 30 June 2026 (Unaudited)**	Six months ended 30 June 2025 (Unaudited)
Building construction	(a)	**32,668**	3,010
Property management	(a)	**11,918**	12,921
Revenue from contracts with customers	(a)	**44,586**	15,931
Rental income		**35,614**	40,007
Interest from debt instruments at amortised cost	(b)	**130,442**	111,631
Revenue from other sources		**166,056**	151,638
Total revenue		**210,642**	167,569

(a) Revenue from contracts with customers

Disaggregated revenue information

Set out below is the disaggregation of the Group's revenue from contracts with customers:

RMB'000	**Six months ended 30 June 2026 (Unaudited)** **Building construction**	**Property leases**	**Total**
Segments			
Type of goods or service			
Building construction	**32,668**	**—**	**32,668**
Property management	**—**	**11,918**	**11,918**
Total revenue from contracts with customers	**32,668**	**11,918**	**44,586**
Timing of revenue recognition			
Services rendered over time	**32,668**	**11,918**	**44,586**

The Group's total revenue from contracts with customers is all derived from Chinese Mainland.

RMB'000	Six months ended 30 June 2025 (Unaudited) Building construction	Property leases	Total
Segments			
Type of goods or service			
Building construction	3,010	—	3,010
Property management	—	12,921	12,921
Total revenue from contracts with customers	3,010	12,921	15,931
Timing of revenue recognition			
Services rendered over time	3,010	12,921	15,931

The Group's total revenue from contracts with customers is all derived from Chinese Mainland.

(b) The detailed information of interest from debt instruments at amortised cost is as follows:

RMB'000	**Six months ended 30 June 2026 (Unaudited)**	Six months ended 30 June 2025 (Unaudited)
Wuxi Gaoxin District Industrial Park Project	**14,151**	14,230
Wuxi Liangxi District Pharmaceutical Distribution Supply Chain Industry Project	**11,258**	11,654
Wuxi Huishan Cultural Tourism Fixed-income Project	**10,424**	—
Wuxi Huishan IDTI Oral Innovation Medical Device Center Fixed-income Project	**9,249**	—
Taizhou Xinghua Leisure Food Industrial Park Fixed-income Project	**7,542**	—
Taizhou Xinghua Economic Development Zone Industrial Park Upgrading Fixed-income Project	**7,542**	—
Yangzhou Hanjiang Industrial Upgrading Project	**7,268**	9,949
Yancheng Fengyifu Senior Care Community Project	**7,224**	—
Yancheng Water Purification Group Fixed-income Project	**6,612**	—
Liyang High-tech District Intelligent Internet Vehicle Test Center Project	**5,867**	13,660
Yangzhou Guangling Food Industrial Park Fixed-income Project	**5,798**	—
Wuxi Xinwu District Canal Culture and Technology Industrial Park Construction Project	**5,597**	5,692
Taizhou Taixing Fixed-income Project	**5,425**	—
Yangzhou Yizheng Fixed-income Project	**5,173**	—
Yancheng Economic Development Zone Industrial Park Phase I Fixed-income Project	**4,298**	—
Wuxi Huishan State-owned Holding Fixed-income Project	**4,233**	—
Liyang Economic Development Zone Aerodynamics Research Institute Project	**3,802**	3,679
Wenzhou Lucheng Phase II Fixed-income Project	**2,252**	—
Huzhou Wuxing Fixed-income Project	**679**	—
Yancheng Yandu Fixed-income Project	**28**	—
Zhuji Pingfengwu Ecological Cemetery Project	**—**	13,314
Jiangsu Taizhou Jiangyan District New Infrastructure Industrial Park Project	**—**	10,038
Taizhou Xinghua Urban Regeneration Project	**—**	7,542
Taizhou Jinjiang Chengbei Park Project	**—**	5,094
Jiangyin Changjing Industrial Park Sewage-treatment Plant Project	**—**	4,405
Yangzhou Guangling Science and Technology Entrepreneurship Park Project	**—**	3,795
Yangzhou Hanjiang Industrial Park Sewage Treatment Project	**—**	2,354
Wenzhou Lucheng District Fixed-income Project	**—**	887
Jingjiang Furuite Aluminum New Material Project	**—**	140
Others	**6,020**	5,198
	130,442	111,631

6. OTHER INCOME

	Six months ended 30 June	
	2026	2025
RMB'000	**(Unaudited)**	(Unaudited)
Interest income from bank deposits	**7,063**	6,699
Investment income from financial instruments at fair value through profit or loss	**186**	4,227
Foreign exchange gain	**413**	—
Others	**8,887**	13,739
	16,549	24,665

7. EXPENSES BY NATURE

	Six months ended 30 June	
	2026	2025
RMB'000	**(Unaudited)**	(Unaudited)
Cost of building construction	**31,118**	1,970
Depreciation of property, plant and equipment	**648**	795
Depreciation of right-of-use assets	**4,897**	5,451
Employee benefits	**26,944**	29,585
Utility expenses	**2,620**	6,125
Advertising	**158**	110
Rental expenses	**609**	864
Property management service expenses	**11,187**	11,944
Other expenses	**11,046**	12,075
Total cost of sales, selling and administrative expenses	**89,227**	68,919

8. FINANCE COSTS

	Six months ended 30 June	
	2026	2025
RMB'000	**(Unaudited)**	(Unaudited)
Interest on loans and borrowings	**54,511**	45,029
Interest on lease liabilities	**104**	200
	54,615	45,229

No borrowing cost during the first half of 2026 and the first half of 2025 was capitalised.

9. OTHER EXPENSES

RMB'000	**Six months ended 30 June** **2026** **(Unaudited)**	2025 (Unaudited)
Bank charges	**632**	200
Net fair value loss on financial instruments at fair value through profit or loss	**7,159**	14,929
Foreign exchange loss	**—**	511
Others	**601**	294
	8,392	15,934

10. INCOME TAX

The Group is subject to income tax on an entity basis on profit arising in or derived from the tax jurisdictions in which members of the Group are domiciled and operated.

The Company is a tax-exempted company incorporated in the BVI.

Hong Kong profits tax has been provided at the rate of 16.5% (2025: 16.5%) on the estimated assessable profits arising in Hong Kong during the periods.

The principal operating subsidiaries of the Company were subject to income tax at the rate of 25% on their taxable income according to the Income Tax Law of the PRC.

Chinese Mainland — withholding tax

Pursuant to the laws governing the PRC Corporate Income Tax, a 10% withholding tax is levied on dividends declared to foreign investors from the foreign investment enterprises established in Chinese Mainland. The requirement is effective from 1 January 2008 and applies to earnings after 31 December 2007. A lower withholding tax rate may be applied if there is a tax treaty between Chinese Mainland and the jurisdiction of the foreign investors. The Group is therefore liable for withholding taxes on dividends distributed and remitted out of PRC by those subsidiaries established in Chinese Mainland in respect of earnings generated from 1 January 2008.

Pursuant to the laws governing the PRC Corporate Income Tax, a member of the Group, who is not a tax resident in the jurisdiction of the PRC, is subject to withholding tax at 10% on the income from Chinese Mainland, such as interest income and gains from disposal of equity investments. A lower withholding tax rate may be applied if there is a tax treaty between Chinese Mainland and the jurisdiction of the foreign investors. The Group determined that such withholding tax is an income tax in the scope of IAS 12 and has recognised such withholding tax as a tax expense in profit or loss.

The major components of income tax are as follows:

RMB'000	Six months ended 30 June **2026** **(Unaudited)**	 2025 (Unaudited)
Income tax charge:		
Current income tax	**2,504**	9,064
Deferred tax	**3,712**	2,555
Withholding tax	**8,706**	9,776
Income tax charge as reported in profit or loss	**14,922**	21,395

11. DIVIDENDS

The distribution of the final dividend of HK$0.0025 per ordinary share for the year ended 31 December 2025 (2024: HK$0.0039) was approved by shareholders at the annual general meeting of the Company held on 25 June 2026.

The Board has declared the interim dividend of HK$0.0019 per ordinary share during the Reporting Period (2025: HK$0.0016). The Company expects the interim dividend to be paid to shareholders on Wednesday, 23 September 2026.

12. EARNINGS PER SHARE

The calculation of the basic earnings per share amount is based on the profit attributable to ordinary equity holders of the parent for the Reporting Period.

The following reflects the earnings and share data used in the basic and diluted earnings per share calculations:

RMB'000	Six months ended 30 June **2026** **(Unaudited)**	 2025 (Unaudited)
Profit attributable to ordinary equity holders of the parent for basic and diluted earnings per share	**52,393**	48,680
Weighted average number of ordinary shares used to calculate the basic and diluted earnings per share	**9,726,246,417**	9,726,246,417
Basic and diluted earnings per share (RMB)	**0.0054**	0.0050

There were no transactions involving ordinary shares or potential ordinary shares during the Reporting Period.

13. DEBT INSTRUMENTS AT AMORTISED COST

RMB'000	**30 June 2026 (Unaudited)**	31 December 2025 (Audited)
Nanchang Science and Technology Park Project of Chinese Academy of Sciences	**400,000**	400,000
Wuxi Liangxi District Pharmaceutical Distribution Supply Chain Industry Project	**351,000**	351,000
Wuxi Huishan Cultural Tourism Fixed-income Project	**320,000**	—
Wuxi Huishan IDTI Oral Innovative Medical Device Center Fixed-income Project	**300,000**	300,000
Yancheng Fengyifu Senior Care Community Project	**250,000**	—
Huzhou Wuxing Fixed-income Project	**250,000**	—
Taizhou Xinghua Leisure Food Industrial Park Fixed-income Project	**200,000**	200,000
Taizhou Xinghua Economic Development Zone Industrial Park Upgrading Fixed-income Project	**200,000**	200,000
Yangzhou Guangling Food Industrial Park Fixed-income Project	**200,000**	100,000
Yancheng Water Purification Group Fixed-income Project	**200,000**	—
Yangzhou Yizheng Fixed-income Project	**200,000**	—
Taizhou Taixing Fixed-income Project	**200,000**	—
Wuxi Huishan State-owned Holding Fixed-income Project	**140,000**	133,866
Wenzhou Lucheng Phase II Fixed-income Project	**80,000**	—
Yancheng Yandu Fixed-income Project	**70,000**	—
Wuxi Gaoxin District Industrial Park Project	**—**	500,000
Yangzhou Hanjiang Industrial Upgrading Project	**—**	490,000
Liyang High-tech District Intelligent Internet Vehicle Test Center Project	**—**	400,000
Liyang Economic Development Zone Aerodynamics Research Institute Project	**—**	200,000
Wuxi Xinwu District Canal Culture and Technology Industrial Park Construction Project	**—**	200,000
Yancheng Economic Development Zone Industrial Park Phase I Fixed-income Project	**—**	200,000
Others	**199,207**	199,207
	3,560,207	3,874,073
Accrued interest	**57,141**	63,371
	3,617,348	3,937,444
Less: allowance for expected credit losses ("**ECLs**")	**(396,087)**	(397,687)
	3,221,261	3,539,757
Amounts due in the next 12 months classified as current assets	**3,221,261**	3,340,757
Amounts classified as non-current assets	**—**	199,000

14. FINANCIAL ASSETS AT FAIR VALUE THROUGH PROFIT OR LOSS

RMB'000	**30 June 2026 (Unaudited)**	31 December 2025 (Audited)
Wealth management products	**9,007**	11,903
Equity instruments	**119,881**	126,914
	128,888	138,817
Current portion	**22,052**	31,981
Non-current portion	**106,836**	106,836

15. INVESTMENT PROPERTY

RMB'000	**30 June 2026 (Unaudited)**	31 December 2025 (Audited)
At beginning of the Reporting Period/year	**1,465,700**	1,465,700
At end of the Reporting Period/year	**1,465,700**	1,465,700

16. RIGHT-OF-USE ASSETS

RMB'000	**Building**	**Motor vehicles**	**Land**	**Total**
As at 1 January 2025	17,028	47	1,295	18,370
Additions	8,703	—	—	8,703
Depreciation expense	(10,418)	(47)	(157)	(10,622)
As at 31 December 2025	15,313	—	1,138	16,451
Additions	13,016	224	—	13,240
Depreciation expense	(4,761)	(56)	(80)	(4,897)
Disposal	(7,234)	—	—	(7,234)
As at 30 June 2026	**16,334**	**168**	**1,058**	**17,560**

17. LAND DEVELOPMENT FOR SALE

RMB'000	**30 June 2026 (Unaudited)**	31 December 2025 (Audited)
The Chinese Mainland — Shenyang Lixiang New Town Modern Agriculture Co., Ltd.	**781,360**	781,215

18. OTHER RECEIVABLES

RMB'000	**30 June 2026 (Unaudited)**	31 December 2025 (Audited)
Balances due from Wuxi Project	**20,977**	20,977
Due from SREI	**89,854**	89,854
Balances due from entities disposed of	**24,384**	24,384
Due from joint ventures	**552,930**	549,611
Due from associates	**1,217**	1,029
Others	**52,517**	53,670
	741,879	739,525
Less: allowance for ECLs	**(84,318)**	(85,071)
Other receivables, net	**657,561**	654,454

19. TRADE RECEIVABLES

RMB'000	**30 June 2026 (Unaudited)**	31 December 2025 (Audited)
Receivables from land development for sale	**32,218**	32,218
Others	**6,947**	9,891
	39,165	42,109
Less: allowance for ECLs	**(1,109)**	(3,957)
Trade receivables, net	**38,056**	38,152

An ageing analysis of the carrying amount of the trade receivables, net of allowance of ECLs, based on the invoice dates are as follows:

RMB'000	**30 June 2026 (Unaudited)**	31 December 2025 (Audited)
Within 6 months	**1,580**	6,257
6 months to 1 year	**4,581**	—
1 year to 2 years	**—**	—
2 years to 3 years	**—**	—
Over 3 years	**31,895**	31,895
	38,056	38,152

20. CASH AND BANK BALANCES

RMB'000	**30 June 2026 (Unaudited)**	31 December 2025 (Audited)
Cash at banks	**1,020,883**	2,196,275

RMB equivalent of the following currencies:

RMB'000	**30 June 2026 (Unaudited)**	31 December 2025 (Audited)
RMB	**944,421**	2,188,378
HKD	**73,464**	1,950
USD	**2,998**	5,947
	1,020,883	2,196,275

21. INTEREST-BEARING LOANS AND BORROWINGS

Details of interest-bearing loans and borrowings are as follows:

RMB'000	**30 June 2026 (Unaudited)**	31 December 2025 (Audited)
Current interest-bearing loans and borrowings		
Lease liabilities	**8,633**	11,102
Bank loans — secured	**23,014**	55,761
Bonds payable	**4,122**	4,122
Guaranteed bonds	**—**	1,540,319
	35,769	1,611,304
Non-current interest-bearing loans and borrowings		
Lease liabilities	**6,710**	4,801
Bank loans — secured	**526,545**	493,955
Bonds payable	**1,496,146**	1,495,360
Other borrowings	**154,477**	151,062
	2,183,878	2,145,178
	2,219,647	3,756,482

The interest-bearing loans and borrowings are repayable as follows:

RMB'000	**30 June 2026 (Unaudited)**	31 December 2025 (Audited)
Within 6 months	**19,956**	1,549,521
6 months to 9 months	**13,673**	30,030
9 months to 12 months	**2,140**	31,753
Current interest-bearing loans and borrowings	**35,769**	1,611,304
1 year to 2 years	**183,290**	274,014
2 years to 5 years	**1,601,389**	1,708,223
Over 5 years	**399,199**	162,941
Non-current interest-bearing loans and borrowings	**2,183,878**	2,145,178
	2,219,647	3,756,482

The Group's interest-bearing loans and borrowings bore interest at 2.85% to 7% per annum as at 30 June 2026 (31 December 2025: at 2.95% to 7% per annum).

Bank loans — secured

As at 30 June 2026, bank borrowings of RMB549,559 thousand (31 December 2025: RMB549,716 thousand) were secured by the investment property, whose carrying amount at 30 June 2026 was RMB1.466 billion (31 December 2025: RMB1.466 billion).

Guaranteed bonds

As at 20 April 2023, CNTD Success Company Limited ("**Success**"), a wholly-owned subsidiary of the Company, completed the issuance of RMB1,500 million of guaranteed bonds with a maturity date of 27 April 2026. The net proceeds (net of underwriting commissions and some other expenses) amounted to RMB1,496 million, which will be used for project construction and supplement of the Company's working capital in accordance with applicable laws and regulations. The guaranteed bonds bear interest at coupon rate of 3.98% and are guaranteed by Wuxi Communications. As at 30 June 2026, the Group repaid the guaranteed bonds upon its maturity.

Bonds payable

As at 27 November 2025, Success, a wholly-owned subsidiary of the Company, completed the issuance of RMB1,500 million of bonds with a maturity date of 27 November 2028. The net proceeds (net of underwriting commissions and some other expenses) amounted to RMB1,495 million, which will be used for refinancing the existing offshore debt. The bonds bear interest at a coupon rate of 2.95%.

22. TRADE PAYABLES

RMB'000	**30 June 2026 (Unaudited)**	31 December 2025 (Audited)
Payable for land development for sale	**58,946**	58,946
Payable for building construction	**53,498**	33,432
	112,444	92,378

An ageing analysis of the Group's trade payables is as follows:

RMB'000	**30 June 2026 (Unaudited)**	31 December 2025 (Audited)
Within 1 year	**25,492**	6,793
1 year to 2 years	**1,367**	—
Over 2 years	**85,585**	85,585
	112,444	92,378

Trade payables are non-interest-bearing.

23. OTHER PAYABLES AND ACCRUALS

RMB'000	**30 June 2026 (Unaudited)**	31 December 2025 (Audited)
Payroll and welfare	**13,115**	16,487
Other taxes payable	**22,789**	21,873
Amounts due to related parties	**5,629**	20,743
Payable for intermediary and professional service charges	**5,422**	6,611
Dividend payables	**21,679**	587
Payable for investment property	**4,727**	5,448
Deposits	**27,348**	27,816
Others	**88,798**	105,993
	189,507	205,558

24. CONTRACT LIABILITIES

RMB'000	*Note*	**30 June 2026 (Unaudited)**	31 December 2025 (Audited)
Contract liabilities arising from:	(i)		
Building construction		**122,104**	154,772
Land development for sale		**121,147**	121,147
Property management		**3,991**	2,724
		247,242	278,643

Note :

(i) As at 30 June 2026 and 31 December 2025, the contract liabilities arising from land development for sale and building construction represented the amounts received or receivable from the land authorities or local governments to fulfil the performance obligations of land development and building construction services. The amounts received or receivable are non-refundable unless the Group fails to complete the development work. The contract liabilities are classified as current liabilities as the remaining development work is expected to be provided within the normal operating cycle.

25. FAIR VALUE AND FAIR VALUE HIERARCHY

Fair values of financial assets and liabilities

Fair value estimates are made at a specific point in time based on relevant market information and information about the various financial instruments. When an active market exists, such as an authorised securities exchange, the market value is the best reflection of the fair value of the financial instrument. For financial instruments where there is no active market or when current market prices are not available, their fair values are determined using valuation techniques.

The Group's financial assets mainly include debt instruments at amortised cost, cash and bank balances, financial assets at fair value through profit or loss, trade receivables and other receivables. The Group's financial liabilities mainly include interest-bearing loans and borrowings, and trade and other payables. The fair values of the Group's and the Company's financial instruments are not materially different from their carrying amounts.

Fair value hierarchy

The Group uses the following hierarchy for determining and disclosing the fair values:

Level 1: fair values measured based on quoted prices (unadjusted) in active markets for identical assets or liabilities

Level 2: fair values measured based on valuation techniques for which all inputs which have a significant effect on the recorded fair value are observable, either directly or indirectly

Level 3: fair values measured based on valuation techniques for which any inputs which have a significant effect on the recorded fair value are not based on observable market data (unobservable inputs)

The following table shows the fair value measurement hierarchy of the Group's assets and liabilities.

Quantitative disclosures of assets and liabilities measured at fair value as at 30 June 2026:

			Fair value measurement using		
	Date of valuation	Total	Quoted prices in active markets (Level 1)	Significant observable inputs (Level 2)	Significant unobservable inputs (Level 3)
Assets/liabilities measured at fair value:					
Financial assets at fair value through profit or loss *(Note 14)*	30 June 2026	**128,888**	**13,045**	**9,007**	**106,836**
Investment property *(Note 15)*	30 June 2026	**1,465,700**	**—**	**—**	**1,465,700**

There were no transfers of fair value measurement between Level 1 and Level 2, and no transfers into or out of Level 3 during the Reporting Period.

Quantitative disclosures of assets and liabilities measured at fair value as at 31 December 2025:

			Fair value measurement using		
	Date of valuation	Total	Quoted prices in active markets (Level 1)	Significant observable inputs (Level 2)	Significant unobservable inputs (Level 3)
Assets/liabilities measured at fair value:					
Financial assets at fair value through profit or loss *(Note 14)*	31 December 2025	138,817	20,078	11,903	106,836
Investment property *(Note 15)*	31 December 2025	1,465,700	—	—	1,465,700

There were no transfers between Level 2 and Level 3 fair value measurements during the year ended 31 December 2025. Financial assets measured at fair value through profit or loss were transferred from Level 2 to Level 1 during the year ended 31 December 2025. The amount of these assets was RMB20,078 thousand as of 31 December 2025. As WeRide Inc. restricted trading period ended in 2025, its fair value can be measured through unadjusted quotations in an active market.

26. FINANCIAL REVIEW/ABSTRACTS

a) Financial review of development of business of the Group during the Reporting Period and of its financial position at the end of the Reporting Period:

Operating Results

Revenue

Our results from operations mainly include urbanisation investment, building construction and property leasing. In the first half of 2026, the Group recorded revenue of RMB211 million, representing an increase of 26% as compared with the same period of 2025.

In the first half of 2026, revenue from investment in urbanisation projects increased by 17% to RMB130,442 thousand, mainly due to the increase in the scale of investment in urbanisation projects as compared with the same period of last year, corresponding to an increase in revenue from investment in projects. Revenue related to building construction of RMB32,668 thousand was recorded, representing an increase of RMB29,658 thousand as compared with the corresponding period of 2025, primarily due to the rapid construction progress of two school projects in the eastern part of Shanghai Golden Luodian Development Co., Ltd. ("**SGLD**"), which resulted in an increase in revenue carried forward from building construction projects. Revenue related to investment property leasing of RMB35,614 thousand and property management fee of RMB11,918 thousand were recorded, representing a decrease of 10% as compared with the corresponding period of 2025, mainly due to a decrease in unit rent in 2026.

Other income

In the first half of 2026, other income of RMB16,549 thousand was recorded, representing a decrease of 33% as compared with the same period of 2025. It was mainly due to the decrease in investment income from financial instruments at fair value through profit or loss of RMB4,041 thousand during the Reporting Period as compared to that of last period. Additionally, the management fee from construction agency of eastern part of SGLD decreased by RMB4,717 thousand year-on-year.

Cost of sales, and selling and administrative expenses

In the first half of 2026, cost and expense increased by RMB20,308 thousand as compared with the same period of 2025, which was mainly due to an increase of RMB29,148 thousand in land development cost carried forward for two school projects in the eastern part of SGLD. Meanwhile, expenses such as employee benefits, utility expenses and property management service expenses decreased as compared with the corresponding period of last year.

Other expenses

In the first half of 2026, other expenses decreased by 47% as compared with the same period of 2025, which was mainly due to the net fair value loss on financial instruments at fair value through profit or loss decreased by RMB7,770 thousand as compared with the same period of 2025.

Reversal of impairment losses on financial assets

In the first half of 2026, the Group recorded reversal of impairment losses on financial assets of RMB872 thousand. In the first half of 2025, the Group recorded a reversal of impairment loss on financial assets of RMB15,467 thousand, mainly due to the Group's adjustment of its ECL provision rate from 1% to 0.5% based on the historical recovery profile of investment projects in the first half of 2025, whereas no change was made to the provision rate in the first half of 2026.

Finance costs

In the first half of 2026, finance costs increased by 21% compared with the same period in 2025, mainly due to the increase in interest expenses on the bonds of RMB9,482 thousand in the first half of 2026, resulting from the successful issuance of RMB1.5 billion 3-year bonds payable in November 2025 by the Group to further reduce debt costs and optimise the maturity structure, and the repayment in April 2026 of RMB1.5 billion in 3-year secured bonds upon maturity. The temporary overlapping of corporate bonds during the first half of 2026 resulted in an increase in bond interest expenses.

Share of losses from joint ventures and associates

In the first half of 2026, the Group's share of losses from joint ventures and associates was RMB5,207 thousand, including a share of loss of RMB3,390 thousand from Nanjing Guoying Zhongxi Development Company Limited, a share of loss of RMB920 thousand from Meidi Elderly Care Service (Shanghai) Co., Ltd.* (美邸養老服務(上海)有限公司) ("**Meidi Elderly**") and a share of loss of RMB716 thousand from Kaiyuan Education Fund LP. As most of the other joint ventures and associates were under construction, no stable income was derived at this stage.

* *For identification purpose only*

Taxation

In the first half of 2026, the Group recorded income tax expense of RMB14,922 thousand, representing a decrease of RMB6,473 thousand as compared with the same period of 2025. Specifically, current income tax expense decreased by RMB6,560 thousand, deferred tax increased by RMB1,157 thousand and withholding tax decreased by RMB1,070 thousand.

Financial Position

Investments in associates

The balance as at 30 June 2026 decreased by RMB29,652 thousand as compared with that of 31 December 2025, which was mainly due to the reduction of investment in Meidi Elderly of RMB20,000 thousand, the reduction of investment in Yixing Kaihe Oxygen Enhancement Private Equity Investment Fund Partnership of RMB2,047 thousand, and the share of losses from associates of RMB1,291 thousand.

Investments in joint ventures

The balance as at 30 June 2026 decreased by RMB3,916 thousand as compared with that of 31 December 2025, which was mainly due to the share of loss of RMB3,916 thousand from joint ventures.

Debt instruments at amortised cost (non-current assets)

As at 30 June 2026, debt instruments at amortised cost (non-current assets) decreased by RMB199 million as compared with that of 31 December 2025, which was mainly due to the reclassification of RMB200 million relating to Taizhou Xinghua Leisure Food Industrial Park Fixed-income Project from non-current to current assets in the first half of 2026, as its maturity was less than one year.

Financial assets at fair value through profit or loss (non-current assets)

As at 30 June 2026, financial assets at fair value through profit or loss (non-current assets) remained unchanged as compared to 31 December 2025.

Other receivables

As at 30 June 2026, other receivables increased by RMB3,107 thousand as compared with that of 31 December 2025, which was mainly due to the increase in receivables from joint ventures and associates.

Debt instruments at amortised cost (current assets)

As at 30 June 2026, debt instruments at amortised cost (current assets) decreased by RMB119 million as compared with that of 31 December 2025, which was mainly due to the repayment of investment principal totalling RMB1,990 million and new investments of RMB1,670 million in the first half of 2026. The repayments comprised RMB400 million from the Liyang High-tech District Intelligent Internet Vehicle Test Center Project, RMB490 million from the Yangzhou Hanjiang Industrial Upgrading Project, RMB500 million from the Wuxi Gaoxin District Industrial Park Project, RMB200 million from the Wuxi Xinwu District Canal Culture and Technology Industrial Park Construction Project, RMB200 million from the Liyang Economic Development Zone Aerodynamics Research Institute Project, and RMB200 million from the Yancheng Economic Development Zone Industrial Park Phase I Fixed-income Project; the addition of new fixed-income projects, including the Yancheng Water Purification Group Fixed-income Project of RMB200 million, the Wenzhou Lucheng Phase II Fixed-income Project of RMB80 million, the Yangzhou Yizheng Fixed-income Project of RMB200 million, the Yancheng Fengyifu Senior Care Community Project of RMB250 million, the Wuxi Huishan Cultural Tourism Fixed-income Project of RMB320 million, the Taizhou Taixing Fixed-income Project of RMB200 million, the Yangzhou Guangling Food Industrial Park Fixed-income Project of RMB100 million, the Huzhou Wuxing Fixed-income Project of RMB250 million, and the Yancheng Yandu Fixed-income Project of RMB70 million; the reclassification of RMB200 million relating to Taizhou Xinghua Leisure Food Industrial Park Fixed-income Project from non-current to current assets in the first half of 2026.

Financial assets at fair value through profit or loss (current assets)

As at 30 June 2026, financial assets at fair value through profit or loss decreased by RMB9,929 thousand as compared with that of 31 December 2025, which was mainly due to the decrease of RMB7,033 thousand in carrying amount of investment in WeRide Inc. as a result of the decline in its share price and the Group's redemption of wealth management products of China Merchants Bank Co., Ltd. in the amount of RMB2,900 thousand in the first half of 2026.

Interest-bearing loans and borrowings

As at 30 June 2026, interest-bearing loans and borrowings decreased by RMB1.537 billion as compared with that of 31 December 2025, which was mainly due to the successful repayment of principal and interest of guaranteed bonds of RMB1.560 billion upon maturity by Success in April 2026.

Trade payables

As at 30 June 2026, trade payables increased by RMB20,066 thousand as compared with that of 31 December 2025, which was mainly due to the commencement of construction work by SGLD for the two schools in the eastern part of Luodian New Town.

Other payables and accruals

As at 30 June 2026, other payables and accruals decreased by RMB16,051 thousand as compared with that of 31 December 2025.

Contract liabilities

As at 30 June 2026, contract liabilities decreased by RMB31,401 thousand as compared with that of 31 December 2025, which was mainly due to SGLD's recognising construction revenue from the two schools in the eastern part and carrying forward the contract liabilities related to the construction of the two schools in the eastern part in the amount of RMB32,668 thousand.

Cash and bank balances

As at 30 June 2026, cash and cash equivalents decreased by RMB1,175 million as compared with that of 31 December 2025, which was mainly due to the result of net cash outflow from operating activities of RMB39 million, net cash inflow from investing activities of RMB461 million and net cash outflow from financing activities of RMB1,598 million in the first half of 2026.

As at 30 June 2026, gearing ratio (defined as net debt divided by the sum of shareholders equity and net debt, with net debt defined as total debt less cash and bank balances) was 20%, representing a decrease from 25% as at 31 December 2025, mainly due to an increase in net debt as a result of a decrease in bank balances at the end of the year.

Market Overview

The year 2026 marks the beginning of China's "15th Five-Year Plan". In the first half of the year, amid a volatile and complex global political and economic landscape, coupled with rising spillover risks from geopolitical conflicts, China's economy maintained a development trajectory of "overall stability with a trend towards innovation and quality improvement", with the support of the front-loaded macroeconomic policies, scaled-up breakthroughs in new quality productive forces, and stronger-than-expected external demand. This demonstrated the economy's strong resilience and vitality. In the first half of the year, China's gross domestic product reached RMB69.57 trillion, representing a year-on-year increase of 4.7%.

Jointly driven by the accelerated expansion of new quality productive forces, the continuous iterative upgrading of industrial structures, and momentum from regional synergy, China's economic transformation and upgrading have achieved great breakthroughs, leading to a faster and more efficient transition from old to new growth drivers. New growth drivers, represented by high-tech manufacturing, digital product manufacturing, artificial intelligence, and intelligent equipment, have become the core engine driving industrial growth. In particular, the added value of industrial enterprises above designated size in high-tech manufacturing and digital product manufacturing grew by 13.3% and 12.3%, respectively. The balance of payments demonstrated remarkable resilience. Total imports and exports of goods in the first half of the year amounted to RMB25.47 trillion, a year-on-year increase of 16.9%, reaching a new record high for the same period. Meanwhile, the export structure continued to optimise toward higher value-added segments, with exports of high-tech products growing by 39%. High-end intelligence and green low-carbon have become the new hallmarks of "Made in China".

From the perspective of the development environment, externally, challenges persist, such as the intensified trend towards regionalisation and fragmentation of global supply chains, ongoing geopolitical conflicts, and rising trade protectionism. Domestically, structural challenges such as weak domestic demand remain. The foundation for economic recovery still needs to be consolidated, and efforts to resolve risks need to be further deepened. Despite these persistent short-term challenges, the fundamental long-term positive trajectory of the Chinese economy remains unchanged. With the precise implementation of more proactive and effective macroeconomic policies, coupled with the continued cultivation and expansion of new growth drivers, a solid foundation for high-quality development has been established, and the economy is on track to achieve its expected growth targets for the year.

Business Review

In the first half of 2026, the Group thoroughly implemented the requirements for high-quality development in the new era, adhered to the general principle of seeking progress while maintaining stability, and focused on the core operational priorities of "stabilising returns, promoting transformation, facilitating financing, unlocking existing assets, and strengthening management". By proactively addressing external challenges such as declining market interest rates and tightening regulatory oversight over local state-owned assets, the Group accelerated its strategic transformation toward new quality productive forces, while consolidating its fixed-income investment base. During the first half of the year, the Group achieved stable operations, with key financial metrics in line with the annual plan. Investments in fixed-income projects and the operations of the Optical Valley New Development International Center Project in Wuhan ("**Wuhan Property**") effectively served as the "ballast stone" of the Group's business.

The Group's fixed-income investment business maintained stable operations, with an orderly pace of investment and exits. Despite adverse challenges posed by declining domestic market interest rates, the Group flexibly adjusted its business development strategy, adhering to the principle of balancing "risk prevention" and "incremental expansion", and precisely positioned its investments in the high-quality Yangtze River Delta economic belt corridors while optimising the timing of project funding and exits. As of 30 June 2026, the balance of the urbanisation fixed-income investment portfolio, net of impairment provision, amounted to approximately RMB3,053 million, generating income of approximately RMB130 million in the first half of the year, consistently providing stable cash flows to the Group.

On the operations front of the Wuhan Property, amid sustained pressure on the commercial and office market, the project team adopted a market-oriented competitive approach, optimising leasing strategies and operational management, thereby maintaining stable occupancy rates for office and commercial properties. Alongside the project's stable operations, the Group successfully refinanced its operating property loans, securing longer loan tenors and more favorable interest rates, which effectively reduced the project's financial cost and enhanced operational efficiency.

In terms of strategic transformation, the Group continued to strengthen project sourcing, industry research and investment due diligence during the first half of the year. At the same time, the Group continued to enhance its investment capabilities, leveraging the resources of its substantial shareholders and closely tracking market developments to proactively seek minority equity investment opportunities in quality projects. Through extensive sourcing, ongoing screening and repeated evaluation, the Company has gained a clearer understanding of its key industry focus areas, target investment profiles and investment boundaries, while the breadth and depth of its project pipeline have been further enhanced, laying a foundation for achieving substantive breakthroughs in its subsequent strategic transformation.

Looking ahead, while continuously reinforcing its baseline risk control approach, the Group will explore innovative business models in a complex external environment. Closely aligning with the national strategic emerging industry plan, the Group will enhance synergies with shareholder resources, and adopt the dual strategy of optimising existing assets and pursuing new investments. Upholding the principles of market-oriented and professional operation, we will build a sustainable value creation system, to deliver long-term stable returns for shareholders.

Others

Material acquisitions and disposals of subsidiaries, associates and joint ventures

Save as disclosed in the section on financial position in the financial review/abstracts, the Group did not have any material acquisitions and disposals of subsidiaries, associates and joint ventures during the Reporting Period.

Significant investments

Save as disclosed in the financial position section of the financial review/abstracts, the Group did not hold any significant investments or capital assets during the Reporting Period.

Foreign exchange exposure

The Group's exposure to the risk of changes in foreign exchange rates relates primarily to its foreign currency cash and bank balances, financial instruments at fair value through profit or loss.

Treasury policies

The Group has adopted a prudent financial management approach towards its treasury policies and thus maintained a healthy liquidity position during the Reporting Period. The Board closely monitors the Group's liquidity position to ensure that the liquidity structure of the Group's assets, liabilities and other commitments can meet its funding requirements from time to time. Surplus cash will be invested appropriately so that the Group's cash requirements for the Group's strategy or direction from time to time can be met.

Pledge of assets

During the Reporting Period, the Group pledged its investment property to secure the bank borrowings.

Contingent liabilities

As at 30 June 2026, the Group did not have any significant contingent liabilities.

b) Details of events affecting the Group which have occurred since the end of the Reporting Period:

After the end of the Reporting Period and up to the date of this announcement, there was no significant event occurred within the Group.

c) **Business prospects and outlook:**

In the second half of the year, the Group will continue to place equal emphasis on "risk prevention" and "incremental expansion", adhere to a goal-oriented approach and consolidate its core business base. The Group will intensify model innovation in its fixed-income business, flexibly adjust investment models and structures, maintain stable project returns and achieve steady cash flow generation. In the operation of its Wuhan Property, the Group will continue to explore customer resources through multiple channels, carry out targeted tenant sourcing and customised services, and maintain stable occupancy rates and revenue. In terms of business strategy, the Group will focus on new quality productive forces, including semiconductors, high-end manufacturing and artificial intelligence, to deepen its industrial footprint. The Group will make every effort to accelerate the progress of key projects, while leveraging shareholder support to broaden its pipeline of minority equity investments, striving for substantive breakthroughs in its strategic transformation.

27. PURCHASE, SALE OR REDEMPTION OF THE COMPANY'S LISTED SECURITIES

Neither the Company nor any of its subsidiaries has purchased, sold or redeemed any of the Company's listed securities (including sale of treasury shares, if any) during the Reporting Period. As at 30 June 2026, the Company did not hold any treasury shares.

28. MOVEMENTS IN SECURITIES

There was no movement in securities of the Company during the Reporting Period. As at 30 June 2026, the total number of the Company's issued shares was 9,726,246,417.

29. CORPORATE GOVERNANCE

During the Reporting Period, the Company has complied with the code provisions set out in the Corporate Governance Code contained in Part 2 of Appendix C1 to the Rules Governing the Listing of Securities on the HKEx (the "**Listing Rules**").

30. EMPLOYEES AND REMUNERATION POLICY

As at 30 June 2026, there were 89 (2025: 94) employees in the Group. During the Reporting Period, remuneration of employees amounted to approximately RMB26.94 million (2025: RMB29.59 million). Staff remuneration is determined with reference to market conditions and the performance of the relevant individuals and are subject to review from time to time. The Group also provides other staff benefits including medical insurance, and grants discretionary incentive bonuses to eligible staff based on their performance and contributions to the Group. The Group also provides and arranges on-the-job training for its employees.

31. DIRECTORS' COMPLIANCE WITH THE CODE FOR SECURITIES TRANSACTIONS BY DIRECTORS

The Company has adopted the Model Code for Securities Transactions by Directors of Listed Issuers as set out in Appendix C3 to the Listing Rules (the "**Model Code**") as its code of conduct for dealings in securities of the Company by the directors of the Company (the "**Directors**"). Specific enquiries had been made by the Company to all the Directors who have confirmed that they had complied with required standard as set out in the Model Code during the Reporting Period.

32. INTERIM DIVIDEND AND CLOSURE OF REGISTER OF MEMBERS

The Board has declared the interim dividend of HK$0.0019 (2025: HK$0.0016) per ordinary share for the Reporting Period payable to the shareholders whose names appear on the register of members of the Company (the "**Register of Members**") at the close of business on Monday, 7 September 2026, being the record date for determining shareholders' entitlement to the interim dividend. The Register of Members will be closed from Friday, 4 September 2026 to Monday, 7 September 2026, both days inclusive, during which period no transfer of shares will be registered. To qualify for the interim dividend, all transfer documents accompanied by the relevant share certificates must be lodged with the Company's Hong Kong branch share registrar, Tricor Investor Services Limited at 17th Floor, Far East Finance Centre, 16 Harcourt Road, Hong Kong for registration not later than 4:30 p.m. on Thursday, 3 September 2026. The relevant dividend warrants will be dispatched to shareholders on Wednesday, 23 September 2026.

33. AUDIT COMMITTEE

The audit committee of the Board (the "**Audit Committee**") has reviewed the accounting principles and standards adopted by the Group, and has discussed and reviewed the internal control and reporting matters.

The unaudited condensed consolidated financial statements of the Group for the Reporting Period and this announcement have been reviewed by the Audit Committee. In addition, Rongcheng (Hong Kong) CPA Limited ("**Rongcheng**"), the Group's independent auditor, has reviewed the unaudited interim condensed consolidated financial information of the Group for the Reporting Period in accordance with International Standard on Review Engagements 2410 Review of Interim Financial Information Performed by the Independent Auditor of the Entity issued by the International Auditing and Assurance Standards Board. The report on review of interim condensed consolidated financial information by Rongcheng will be included in the 2026 interim report of the Company.

APPRECIATION STATEMENT

It is the Board's privilege to express our gratitude to our strategic investors and shareholders for their trust and support and to offer our heartfelt thanks to all Directors, executives and staff members in the Group for their team spirit and loyalty.

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

Hong Kong, 21 August 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.