NEW CITY DEVELOPMENT GROUP LIMITED
新城市建設發展集團有限公司

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 0456)

MONTHLY UPDATE ANNOUNCEMENT PURSUANT TO RULE 3.7 OF THE TAKEOVERS CODE

This announcement is made by New City Development Group Limited (the "**Company**") pursuant to Rule 3.7 of The Code on Takeovers and Mergers (the "**Takeovers Code**") issued by the Securities and Futures Commission.

Reference is made to (i) the announcement of the Company dated 16 January 2026 in relation to the appointment of Mr. Lai Wing Lun and Mr. Osman Mohammed Arab as the joint and several receivers and managers (the "**Receivers**") over the charged 86,485,742 shares of the Company (the "**Charged Shares**") on 8 January 2026 and the announcement of the Company dated 15 July 2026 (the "**Announcement**") in relation to an approach letter dated 13 July 2026 from the Receivers stating that they had been actively looking for a potential purchaser for the Charged Shares and had received an indicative offer from a potential purchaser in respect of the Charged Shares; and (ii) the monthly update announcement dated 14 August 2026. Unless otherwise specified, capitalised terms used in this announcement shall have the same meanings as those defined in the Announcement.

MONTHLY UPDATE

The Board wishes to update the Shareholders and potential investors of the Company that, as at the date of this announcement, having made all reasonable enquiries to the Receivers, the Directors are given to understand that the Receivers are still actively looking for a potential purchaser for the Charged Shares and they have received expression of interest for the Charged Shares. The Receivers are in discussions with potential purchasers but have not entered into any binding agreement with any potential purchaser.

In accordance with Rule 3.7 of the Takeovers Code, monthly announcement(s) will be made until announcement of firm intention to make an offer under Rule 3.5 of the Takeovers Code or of a decision not to proceed with an offer is made.

Further announcement(s) will be made by the Company as and when appropriate or required in accordance with the Listing Rules and the Takeovers Code (as the case may be).

WARNING

There is no assurance that the appointment of the Receivers will result in a change of control and lead to a mandatory general offer under Rule 26.1 of the Takeovers Code. Shareholders and potential investors of the Company should exercise caution when dealing in the securities of the Company, and if they are in any doubt about their position, they should consult their professional adviser(s).

By order of the Board
New City Development Group Limited
Han Junran
Chairman

Hong Kong, 14 September 2026

As at the date of this announcement, the Board comprises (i) three executive Directors, namely Mr. Han Junran (Chairman), Mr. Luo Min and Mr. Luo Zhen (Deputy Chairman); and (ii) four independent non-executive Directors, namely Dr. Ouyang Qingru, Mr. Wong Pak Wing, Mr. Lam Chi Cheung Albert and Mr. Wong Kan Wai.

The Directors jointly and severally accept full responsibility for the accuracy of the information contained in this announcement and confirm, having made all reasonable enquiries, that to the best of their knowledge, opinions expressed in this announcement have been arrived at after due and careful consideration and there are no other facts not contained in this announcement, the omission of which would make any statements in this announcement misleading.