



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)
(根據英屬維京群島法例註冊成立為商業股份有限公司)

(Hong Kong Stock Code 香港股份代號 : 1278)

28 September 2026

Dear Shareholder(s),

Notification of publication of 2026 Interim Report

We hereby notify you that the 2026 Interim Report of China New Town Development Company Limited (the “Company”), in both English and Chinese, are now available on the Company’s website at www.china-newtown.com and HKExnews website at www.hkexnews.hk. You may access the 2026 Interim Report by clicking “Investor Relations” on the home page of the Company’s website or browsing through the HKExnews website.

If you wish to change the choice of language and means of receipt of the Corporate Communication(s), please complete the Change Request Form on the reverse side and return it to our Company’s Hong Kong branch share registrar, Tricor Investor Services Limited, by post using the pre-paid mailing label provided (if you post in Hong Kong). Otherwise, please affix appropriate postage.

You have the right at any time by reasonable notice in writing to the Company (c/o Tricor Investor Services Limited) or by e-mail to cntd-ecom@vistra.com to change the choice of language and means of receipt of the Corporate Communication(s). Even if you have chosen to receive all future Corporate Communication(s) using electronic means but for any reason have difficulty in receiving or gaining access to the Corporate Communication(s), the Company will, upon your request, promptly send the Corporate Communication(s) to you in printed form free of charge.

Should you have any queries in relation to this letter, please call the hotline of Tricor Investor Services Limited at +852 2980 1333 during business hours from 9:00 a.m. to 6:00 p.m., Monday to Friday, excluding public holidays.

Yours faithfully,
For and on behalf of
China New Town Development Company Limited
Yang Meiyu
President and Executive Director

Corporate Communication(s) refer to any document(s) issued or to be issued by the Company for the information or action of any holders of its securities, including but not limited to annual reports, interim reports, notice of meetings, listing documents, circulars and proxy forms.

致各位股東：

2026年中期報告之發佈通知

我現謹通知 閣下，中國新城鎮發展有限公司（「本公司」）之2026年中期報告的英文及中文版本，現已登載於本公司網站 www.china-newtown.com 及香港交易所披露易網站 www.hkexnews.hk。請在本公司網站主頁的「投資者關係」或在香港交易所披露易網站瀏覽有關文件。

如 閣下擬更改收取公司通訊文件語言版本及收取方式之選擇，請填妥本函背面之變更申請表並利用預付郵寄標籤（如在香港投寄）寄回本公司之香港股份過戶登記分處卓佳證券登記有限公司。否則請貼上適當之郵資。

閣下有權隨時通過卓佳證券登記有限公司或發送電郵至 cntd-ecom@vistra.com 向本公司發出合理時間的書面通知，以更改收取公司通訊文件語言版本及收取方式之選擇。即使 閣下選擇以電子途徑收取日後所有公司通訊文件，惟如因任何理由以致收取或接收公司通訊文件時遇上困難，則本公司將於接獲 閣下要求後，隨即向 閣下免費寄發公司通訊文件之印刷本。

倘 閣下對此函件有任何疑問，請於星期一至星期五（公眾假期除外）辦公時間上午九時至下午六時，致電卓佳證券登記有限公司之電話熱線 +852 2980 1333 查詢。

中國新城鎮發展有限公司
楊美玉
總裁兼執行董事
謹啟

公司通訊文件指本公司發出或將發出以供其任何證券持有人參照或採取行動之任何文件，包括但不限於年報、中期報告、會議通告、上市文件、通函及代表委任表格。

2026年9月28日

Change Request Form 變更申請表

致：中國新城鎮發展有限公司(「公司」)
(香港股份代號：1278)
經卓佳證券登記有限公司
香港夏慤道16號
遠東金融中心17樓

☐ I/We would like to receive the 2026 Interim Report in printed form:
本人／吾等現欲收取2026年中期報告之印刷本：

I/We would like to change the way in which I/we receive future Corporate Communications² from the Company in the manner indicated below:
本人／吾等現欲更改以下列方式收取本公司的日後公司通訊²：

☐ in electronic form on the Company's website and by receiving notification by email to the address below when each corporate communication is made available on the Company's website; OR
收取於本公司網站登載的電子版本，並在每次於本公司網站登載公司通訊時收取發送至以下電郵地址的電郵通知；或

[illegible]

(每次本公司網站登載公司通訊時，本公司將發送電郵通知至以上提供的電郵地址(如有)。如股東未有提供電郵地址，則將於每次本公司網站登載公司通訊時向該股東發出通知函件。請以英文正楷填寫電郵地址，以上電郵地址僅供用作通知公司通訊的發佈。)

- Signature
-
- 簽署

(Chinese)
(中文)

1. Please complete your choice of means of receipt and/or language(s) of all future Corporate Communication(s) and all your details clearly.
請 閣下清楚填妥選擇收取公司通訊文件之語言版本及／或收取方式及所有資料。
2. Corporate Communication(s) refer to any document(s) issued or to be issued by the Company for the information or action of any holders of its securities, including but not limited to (a) the directors' report, its annual accounts together with a copy of the auditor's report and, where applicable, its summary financial report; (b) the interim report and, where applicable, its summary interim report; (c) a notice of meeting; (d) a listing document; (e) a circular; and (f) a proxy form.
公司通訊文件指本公司發出或將發出以供其任何證券持有人參照或採取行動之任何文件，包括但不限於(a)董事會報告、其年度賬目連同核數師報告及其財務摘要報告(如適用)；(b)中期報告及中期摘要報告(如適用)；(c)會議通告；(d)上市文件；(e)函函；及(f)代表委任表格。
3. If your shares are held in joint names, the shareholder whose name stands first on the register of members of the Company in respect of the joint holding should sign on this Change Request Form in order to be valid.
如屬聯名股東，則本變更申請表須由該名於本公司名冊上就聯名持有股份其姓名名列首位的股東簽署，方為有效。
4. The above instructions will apply to all future Corporate Communication(s) to be sent to shareholders of the Company until you notify otherwise by reasonable notice in writing to the Company c/o the Hong Kong branch share registrar of the Company, Tricor Investor Services Limited, at 17/F, Far East Finance Centre, 16 Harcourt Road, Hong Kong or by email to entd-ecom@vistra.com.
上述指示適用於將寄發予本公司股東之所有公司通訊，直至 閣下發出合理時間的書面通知予本公司之香港股份過戶登記分處卓佳證券登記有限公司，地址為香港夏慤道16號遠東金融中心17樓或以電郵方式發送至 entd-ecom@vistra.com 另作選擇為止。
5. Shareholders are entitled to change the choice of means of receipt or language of the Corporate Communication(s) at any time by reasonable notice in writing to the Company c/o Tricor Investor Services Limited at 17/F, Far East Finance Centre, 16 Harcourt Road, Hong Kong or by email to entd-ecom@hk.tricorglobal.com.
股東有權隨時經卓佳證券登記有限公司向本公司發出合理時間的書面通知，地址為香港夏慤道16號遠東金融中心17樓或以電郵方式發送至 entd-ecom@hk.tricorglobal.com，要求更改收取公司通訊之語言版本及方式。
6. This Change Request Form with no box marked "x", with more than one box marked "x", or otherwise incorrectly completed will be voided at the discretion of the Company.
在本變更申請表上，如沒有在方格內劃上(X)號，或在超過一個方格內劃上(X)號或填寫不正，在本公司酌情決定後將無效。

“Personal Data” in this statement has the same meaning as “personal data” defined in the Personal Data (Privacy) Ordinance, Chapter 486 of the Laws of Hong Kong (“PDPO”). Your supply of the Personal Data is on a voluntary basis and for the purpose of processing your instructions as stated in this Form (the “Purposes”). If you fail to supply sufficient information, the Company may not be able to process your instructions. The Company may disclose or transfer the Personal Data to its subsidiaries, its Share Registrar and/or third party service provider who provides administrative, computer and other services to the Company for use in connection with the Purposes and to such parties who are authorised by law to request the information or are otherwise relevant for the Purposes and need to receive the information. The Personal Data will be retained for such period as may be necessary to fulfil the Purposes (including for verification and record purposes). Request for access to and/or correction of the Personal Data can be made in accordance with the provisions of the PDPO and any such request should be in writing and sent to the Data Privacy Officer of Tricor Investor Services Limited at the above address.

本聲明中所指的「個人資料」與香港法律第486章《個人資料(私隱)條例》中「個人資料」的涵義相同。閣下是自願提供個人資料，以用於處理 閣下在本表格上所述的指示(「該等用途」)。本公司可能無法處理 閣下的指示。本公司可能將所述的個人資料，轉給本公司附屬公司、股份登記處及/或向為本公司提供行政、電腦及其他服務的第三服務供應商。如 閣下未能提供足夠資料，本公司有可能無法處理 閣下的指示。本公司可將所述的個人資料，轉給個人資料接收者或轉給本公司附屬公司、股份登記處及/或向為本公司提供行政、電腦及其他服務的第三服務供應商。而若要取得有關資料的人士或其他與上述所列出的該等用途有關以及需要接收有關資料之人。個人資料將在適當期間保留作履行所述的該等用途(包括作核實及記錄用途)。有關查閱及/或更正個人資料的要求可按照《個人資料(私隱)條例》提出，而有關要求須以書面方式寄交至住港證券發售公司(地址如上)之個人資料私隱主任。

(Please cut along the dotted line) (請沿虛線剪下)

如在本港投寄，閣下無需支付郵費或貼上郵票

Tricor Investor Services Limited
卓佳證券登記有限公司
Freeport No. 簡便回郵號碼：10 GPO
Hong Kong 香港