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)

POLL RESULTS OF THE ANNUAL GENERAL MEETING HELD ON 25 JUNE 2026; AND RETIREMENT OF NON-EXECUTIVE DIRECTOR

POLL RESULTS OF 2026 AGM

The board of directors of China New Town Development Company Limited (the "**Company**" and the "**Board**", respectively) is pleased to announce that all the proposed ordinary resolutions (except for ordinary resolution numbered 5 which was withdrawn due to the retirement of Mr. Wang Yi as a non-executive director of the Company (the "**NED**") as disclosed in the announcement of the Company dated 18 June 2026) and proposed special resolution as set out in the notice of the annual general meeting of the Company (the "**AGM**") dated 27 April 2026 (the "**AGM Notice**" and the "**Proposed Resolutions**", respectively) were duly passed by the holders of the Company's ordinary shares (the "**Shares**" and the "**Shareholders**", respectively) by way of poll at the AGM held on Thursday, 25 June 2026 (the "**2026 AGM**").

As at the date of the 2026 AGM, there were 9,726,246,417 issued Shares entitling the Shareholders to attend and vote for or against the Proposed Resolutions at the 2026 AGM and the Company did not hold any treasury shares (including any treasury shares held or deposited with the Central Clearing and Settlement System established and operated by Hong Kong Securities Clearing Company Limited). There were no Shares entitling the Shareholders to attend but abstain from voting in favour of the Proposed Resolutions at the 2026 AGM as set out in Rule 13.40 of the Rules Governing the Listing of Securities on the Stock Exchange (the "**Listing Rules**").

None of the Shareholders was required under the Listing Rules to abstain from voting on the Proposed Resolutions at the 2026 AGM. None of the Shareholders has stated in the Company's circular dated 27 April 2026 (the "**Circular**") his/her/its intention to vote against or to abstain from voting on any of the Proposed Resolutions at the 2026 AGM.

Tricor Investor Services Limited, the Hong Kong branch share registrar of the Company, was appointed and acted as the scrutineer for the vote-taking at the 2026 AGM.

Save for Mr. Wang Yi and Mr. Yuan Kejian, all of the other Directors attended the 2026 AGM in person or by electronic means.

The poll results in respect of all the Proposed Resolutions put to the vote of the 2026 AGM are set out as follows:

Ordinary Resolutions		Number of Votes (Approximate %)(Note 1)	
		For	**Against**
1.	To consider and adopt the audited consolidated financial statements of the Company and its subsidiaries and the reports of the directors (the "**Directors**") and independent auditor of the Company for the year ended 31 December 2025 (the "**Year**").	6,969,431,324 (100%)	0 (0%)
2.	To approve the payment of a final dividend of HK$0.0025 per Share for the Year.	6,969,431,324 (100%)	0 (0%)
3.	To re-elect Mr. Shi Janson Bing as an executive Director.	6,969,431,324 (100%)	0 (0%)
4.	To re-elect Mr. Lo Wai Hung as an independent non-executive Director.	6,969,160,633 (99.99%)	270,691 (0.01%)
5.	To re-elect Mr. Wang Yi as a NED.	Not Applicable	Not Applicable
6.	To re-elect Mr. Xie Zhen as a NED.	6,969,431,324 (100%)	0 (0%)
7.	To re-elect Ms. Qin Yangfan as a NED.	6,969,431,324 (100%)	0 (0%)
8.	To authorise the Board to fix the remuneration of the Directors for the year ending 31 December 2026.	6,969,431,324 (100%)	0 (0%)
9.	To re-appoint Rongcheng (Hong Kong) CPA Limited as the independent auditor of the Company to hold office until the conclusion of the next annual general meeting of the Company and to authorise the Board to fix its remuneration.	6,969,431,324 (100%)	0 (0%)

Special Resolution		Number of Votes (Approximate %)(Note 1)	
		For	**Against**
10.	To approve the proposed amendments to the memorandum and articles of association of the Company and to adopt the amended and restated memorandum and articles of association of the Company. (Note 2)	6,969,431,324 (100%)	0 (0%)

Notes:

1. *The number of votes and the approximate percentage of total votes as stated above are based on the total number of issued Shares held by the Shareholders who attended and voted at the 2026 AGM in person, by authorised representative or by proxy.*

2. *For the full text of the Proposed Resolutions, please refer to the AGM Notice as contained in the Circular.*

As more than 50% of the votes were cast in favour of each of the Proposed Resolutions numbered 1 to 9 (except for ordinary resolution numbered 5 which was withdrawn), all of them were duly passed as ordinary resolutions of the Company.

As more than 75% of the votes were cast in favour of Proposed Resolution numbered 10, it was duly passed as a special resolution of the Company.

RETIREMENT OF NON-EXECUTIVE DIRECTOR

Mr. Wang has retired as a NED at the conclusion of the 2026 AGM. Mr. Wang has confirmed that he has no disagreement with the Board and there are no matters relating to his retirement that needs to be brought to the attention of the Shareholders.

The Board would like to express its sincere gratitude to Mr. Wang for his valuable contributions to the Company during his tenure of office.

For and on behalf of
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.