



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)

27 September 2023

Dear Shareholder(s),

Notification of publication of 2023 Interim Report

We hereby notify you that the 2023 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 2023 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@hk.tricorglobal.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
Hu Zhiwei
President

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：

2023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2023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@hk.tricorglobal.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
胡志偉
總裁
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。

2023年9月27日

