



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)

(Stock code 股份代號 : 1278)

27 April 2026

Dear Non-registered Shareholder(s),

Notification of publication of (1) 2025 Annual Report; and (2) Circular dated 27 April 2026 relating to proposals for payment of final dividend, re-election of retiring directors, amendments to the memorandum and articles of association, and notice of Annual General Meeting (the “Current Corporate Communications”)

We hereby notify you that the Current Corporate Communications 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 Current Corporate Communications by clicking “Investor Relations” on the home page of the Company’s website or browsing through the HKExnews website.

If you wish to receive a printed copy of the Current Corporate Communications, please complete the 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. The printed copy of the Current Corporate Communications will be sent to you free of charge upon receipt of your request.

Please note that by completing and returning the Request Form to request for the printed copy of the Current Corporate Communications, you will expressly indicate that you prefer to receive all future Corporate Communication(s) of the Company in printed form.

Should you have any queries relating to this notification, please call the hotline of the Company’s Hong Kong Branch share registrar, 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.

致非登記股份持有人：

(1)2025年年報；及(2)日期為2026年4月27日之通函，乃有關派發末期股息、重選退任董事、修訂組織章程大綱及細則及股東週年大會通告(「本次公司通訊」)之發佈通知

我司現謹通知閣下，中國新城鎮發展有限公司(「本公司」)之本次公司通訊的英文及中文版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瀏覽 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。

倘閣下擬收取本次公司通訊的印刷本，可填妥本函背面之申請表格及利用預付郵寄標籤(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，請貼上適當的郵資。本次公司通訊的印刷本將免費發送予閣下。

請注意，當閣下填寫及寄回申請表格以索取本次公司通訊的印刷本後，即表示閣下確認擬收取本公司日後刊發的所有公司通訊的印刷本。

倘閣下對本通知有任何查詢，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，致電本公司之香港股份過戶登記分處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
總裁兼執行董事
楊美玉
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4月27日

Name(s) and address of Non-registered Shareholder(s):
非註冊股東的姓名及地址：

Request Form 申請表格

To: **China New Town Development Company Limited (the "Company")**
(Stock Code: 1278)
c/o Tricor Investor Services Limited
17/F, Far East Finance Centre
16 Harcourt Road, Hong Kong

致： **中國新城發展有限公司(「公司」)**
(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 Current Corporate Communications and all future Corporate Communication(s) of your Company in printed form.
本人/吾等要求索取本次公司通訊及貴公司日後刊發的所有公司通訊的印刷本。

I/We would like to receive the Current Corporate Communication in printed form in the manner indicated below:
本人/吾等現欲以下列方式收取本次公司通訊之印刷本：

(Please mark ✓ in ONLY ONE of the following boxes 請從下列選擇中，僅在其中一個空格內劃上「✓」號)

- in printed form in English only; OR
僅收取英文印刷本；或
- in printed form in Chinese only; OR
僅收取中文印刷本；或
- in printed form in both English and Chinese.
同時收取中、英文印刷本。

Signature:
簽署：

Date:
日期：

Name:
姓名：

(English 英文)

(Chinese 中文)

(in block letters 請以正楷填寫)

Contact Phone
Number:
聯絡電話：

Notes:
附註：

- Please complete all your details clearly.
請 閣下清楚填妥所有資料。
- 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)通函；及(f)代表委任表格。
- By completing and returning this Request Form to request for the printed copy of the Current Corporate Communications, you have expressly indicated that you prefer to receive all future Corporate Communication(s) of the Company in printed form.
當 閣下填寫及寄回申請表格以索取本次公司通訊的印刷本後，即表示 閣下確認擬收取公司日後刊發的所有公司通訊的印刷本。

PERSONAL INFORMATION COLLECTION STATEMENT 收集個人資料聲明

"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」與香港法例第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」)。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。本公司可就所述的該等用途，將個人資料披露或轉移給本公司的附屬公司、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者服務供應商，以及其他獲法例授權而要求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士。個人資料將在適當期間保留作履行所述的該等用途(包括作核實及紀錄用途)。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郵寄至卓佳證券登記有限公司(地址如上)的私隱條例事務主任。

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

Please cut and paste the mailing label onto an envelope
and return the Request Form to us.

No postage is required for local mailing

當 閣下寄回此表格時，請將此郵寄標籤剪貼於信封上。
如在本港投寄， 閣下無需支付郵費或貼上郵票。

Mailing Label 郵寄標籤

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