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)

SUPPLEMENTAL ANNOUNCEMENT
VERY SUBSTANTIAL DISPOSAL
DISPOSAL OF SUBSIDIARY

Reference is made to the announcement of China New town Development Company Limited (the "**Company**", together with its subsidiaries, the "**Group**") dated 30 June 2022 (the "**Announcement**") in relation to, among other matters, the disposal of the entire equity interest of the Target Company. Unless otherwise defined, capitalised terms herein shall have the same meaning as defined in the Announcement.

As disclosed in the Announcement, pursuant to the Agreement, it was agreed that Purchaser and the Vendor may conduct a further valuation on the Target Company and the Purchase Price may be adjusted based on the latest valuation upon further negotiation and agreement between the Purchaser and the Vendor.

Subsequent to the date of the Agreement, a further valuation on the Target Company was conducted, and on 12 August 2022, the Vendor, the Purchaser, the Company and Xincheng Kaiyuan executed a confirmation letter (the "**Confirmation Letter**") to agree on the adjusted Purchase Price based on the further valuation on the Target Company.

Based on the Confirmation Letter, the total Purchase Price was adjusted to RMB738,652,429.56 (equivalent to approximately HK$863,718,930.73), of which RMB582,290,665.69 will be applied towards the consideration for the Sale Equity and RMB156,361,763.87 will be applied for repayment of the Accrued Payables of the Target Company, with the payment schedule and proportion of payment of each installment remaining unchanged.

Save as disclosed above, there is no other material change to the terms and conditions of the Agreement.

For the purpose of illustration only and unless otherwise stated, conversion of RMB into HK$ in this announcement is based on the exchange rate of HK$1.00 to RMB0.8552. Such conversion should not be construed as a representation that any amount has been, could have been, or may be, exchanged at this rate or any other rate.

By Order of the Board
China New Town Development Company Limited
Liu Heqiang
Chief Executive Officer

Hong Kong, 12 August 2022

As at the date of this announcement, the Board comprises four executive Directors, namely Mr. Liu Heqiang (Chief Executive Officer), Mr. Hu Zhiwei, Ms. Yang Meiyu and Mr. Shi Janson Bing; four non-executive Directors, namely Mr. Liu Yuhai (Chairman), Mr. Li Yao Min (Vice Chairman), Mr. Wang Hongxu and Mr. Wang Jiangang; and four independent non-executive Directors, namely Mr. Henry Tan Song Kok, Mr. Kong Siu Chee, Mr. Zhang Hao and Mr. Lo Wai Hung.