

| Disclaimer | |
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| Cash Dividend Announcement for Equity Issuer | |
| Issuer name | China New Town Development Company Limited |
| Stock code | 01278 |
| Multi-counter stock code and currency | Not applicable |
| Other related stock code(s) and name(s) | Not applicable |
| Title of announcement | Interim Dividend for the Six Months Ended 30 June 2023 |
| Announcement date | 11 August 2023 |
| Status | New announcement |
| Information relating to the dividend | |
| Dividend type | Interim (Semi-annual) |
| Dividend nature | Ordinary |
| For the financial year end | 31 December 2023 |
| Reporting period end for the dividend declared | 30 June 2023 |
| Dividend declared | HKD 0.0022 per share |
| Date of shareholders' approval | Not applicable |
| Information relating to Hong Kong share register | |
| Default currency and amount in which the dividend will be paid | HKD 0.0022 per share |
| Exchange rate | HKD 1 : HKD 1 |
| Ex-dividend date | 28 August 2023 |
| Latest time to lodge transfer documents for registration with share registrar for determining entitlement to the dividend | 29 August 2023 16:30 |
| Book close period | From 30 August 2023 to 31 August 2023 |
| Record date | 31 August 2023 |
| Payment date | 20 September 2023 |
| Share registrar and its address | Tricor Investor Services Limited |
| | 17th Floor, Far East Finance Centre |
| | 16 Harcourt Road |
| | Hong Kong |
| Information relating to withholding tax | |
| Details of withholding tax applied to the dividend declared | Not applicable |

| Information relating to listed warrants / convertible securities issued by the issuer | |
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| Details of listed warrants / convertible securities issued by the issuer | Not applicable |
| Other information | |
| Other information | Not applicable |
| Directors of the issuer | |
| As at the date of this announcement, the executive Directors, namely Mr. Hu Zhiwei (President), Ms. Yang Meiyu (Chief Executive Officer), Mr. Shi Janson Bing and Mr. Liu Fangqing; the non-executive Directors, namely Mr. Liu Yuhai (Chairman), Mr. Li Yao Min (Vice Chairman), Mr. Wang Hongxu and Mr. Feng Xiaoliang; and the independent non-executive Directors, namely Mr. Henry Tan Song Kok, Mr. Kong Siu Chee, Mr. Zhang Hao and Mr. Lo Wai Hung. | |