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**China New City Group Limited**  
**中國新城市集團有限公司**

*(incorporated in the Cayman Islands with limited liability)*  
**(Stock code: 1321)**

**VOLUNTARY ANNOUNCEMENT**  
**COLLABORATION WITH EX.IO TO LAUNCH**  
**COMMERCIAL REAL ESTATE RWA PROJECT**

This announcement is voluntarily made by China New City Group Limited (the “**Company**”, together with its subsidiaries collectively referred to as the “**Group**”).

The Board of directors (the “**Board**”) of the Company is pleased to announce that on 15 September 2025, the Company entered into a service agreement (the “**Service Agreement**”) with EXIO Group Limited (“**EXIO**”) whereby EXIO agreed to provide to the Company tokenization services: coordination of legal documentation, smart contract development, smart contract audit, wallet solution, token admission on EXIO platform, coordination of completion of investor know-your-customer, primary distribution and secondary transaction of virtual assets.

The Service Agreement shall commence on 15 September 2025 and continue for an initial term of one year, unless earlier terminated as provided therein. The Service Agreement shall automatically renew for successive one-year period unless either party provides written notice of non-renewal at least 60 days prior to the expiry of the term. Either party may terminate the Service Agreement by not less than 30 days written notice.

Backed by Hong Kong’s position as an international financial centre and its regulatory environment, the Group will further deepen collaboration with leaders in the digital asset sector and strategically research and develop digital assets to unlock additional value from existing assets.

**INFORMATION ON THE PARTIES**

The Company is an investment holding company, with the principal businesses of its subsidiaries being commercial real estate development, leasing, and hotel management.

EXIO, as a Hong Kong-licensed virtual asset trading platform invested by Value Capital Group under Sina, obtained its license to operate a virtual asset trading platform from the Hong Kong Securities and Futures Commission in December 2024.

## **GENERAL**

Further announcement(s) will be made on the Group's relevant business developments in compliance with the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (where applicable) as and when appropriate. Shareholders and potential investors are advised to exercise caution when dealing in the securities of the Company.

By order of the Board  
**China New City Group Limited**  
中國新城市集團有限公司  
**Shi Zhongan**  
*Chairperson*

The People's Republic of China, 15 September 2025

*As at the date of this announcement, the Board comprises Mr Shi Nanlu, Mr Jin Jianrong and Ms Chen Jing, as executive directors; Mr Shi Zhongan as non-executive director; and Mr Xu Chengfa, Mr Lam Yau Yiu and Mr Yuan Yuan, as independent non-executive directors.*