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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
IN RELATION TO THE STRATEGIC COOPERATION AGREEMENT ON
EUROPEAN ARTIFICIAL INTELLIGENCE DATA CENTRES AND
TECHNOLOGY INFRASTRUCTURE**

This announcement is made by China New City Group Limited (the “**Company**”, together with its subsidiaries, the “**Group**”) on a voluntary basis.

STRATEGIC COOPERATION AGREEMENT

The board of directors (the “**Board**”) of the Company is pleased to announce that on 6 June 2026, the Company entered into a non-legally binding strategic cooperation agreement (the “**Strategic Cooperation Agreement**”) with ZTE-D France/CHINA ZTE DEVELOPMENT France SAS (“**ZTE-D France**”), in relation to the cooperation between the Group and ZTE-D France to develop and construct an artificial intelligence data centre project (the “**AIDC Project**”) within the technology park owned by ZTE-D France in Poitiers, France.

OVERVIEW OF THE AIDC PROJECT

Pursuant to the Strategic Cooperation Agreement, the parties agreed that (among other things):

- (a) The Group intends to develop and construct a high-standard AI data centre of approximately 40,000 square meters on a designated parcel of land (with a buildable area of approximately 90,000 square meters) within the technology park owned by ZTE-D France, which is located in the Technopole du Futuroscope in Poitiers, France, to support AI training and large-scale inference businesses;
- (b) The project currently has a power load of 15-20 megawatts (MW), which can be expanded by applying to the local government and power grid based on project requirements subsequently;
- (c) Both parties shall jointly develop European and global AI client resources, with a focus on developing potential clients surrounding the project such as the Université de Poitiers and the ISAE-ENSMA; and
- (d) ZTE-D France retains the investment right to participate in the construction and operation of the AIDC Project.

REASONS FOR AND BENEFITS OF ENTERING INTO THE STRATEGIC COOPERATION AGREEMENT

I. Promoting the upgrade of the Group from commercial property operation to a technology infrastructure platform

The Group has accumulated rich experience in commercial property development, project construction, asset operation, hotel management, and multi-industry integration in the past. With the transformation of the global industrial structure towards the digital economy, artificial intelligence, and technology infrastructure, the Group is also actively exploring the path of integrated development between traditional property assets and new infrastructure.

The AIDC Project will serve as an important starting point for the Group to enter into the field of artificial intelligence infrastructure. Through this project, the Group can extend its existing capabilities in project investment, development, construction, asset management, and operation into the fields of data centres, computing power infrastructure, and technology park operation, promoting the upgrade of the Group's business structure from traditional commercial property development and operation to a dual-wheel driven model of "property + technology infrastructure".

II. Building an international technology infrastructure business platform

The cooperation is conducive to the Group establishing experience, client resources, and a local cooperation network in artificial intelligence data centre projects in the European market. In the future, depending on the progress of the project, the Group will further explore replicating the investment, construction, and operation model of high-standard AI data centres in Europe and other overseas markets, to gradually build an international technology infrastructure business platform.

The Board considers that the AIDC Project not only has investment value as a single project, but also has strategic demonstration significance. The project is expected to serve as an important model for the Group's future expansion into overseas AI infrastructure, industrial park upgrades, computing power services, and technology asset operation.

III. Enhancing the Group's capital market positioning and space for long-term value growth

The Group believes that artificial intelligence infrastructure possesses long-term growth attributes, operational cash flow attributes, and capitalization potential. By laying out the AIDC Project, the Group is expected to further enrich its asset types, enhance business growth, and increase the capital market's understanding of the Group's space for future development.

The strategic cooperation will be conducive to the Group gradually transforming from a traditional property-related enterprise into a platform-based enterprise with capabilities in technology infrastructure investment, construction, operation, and industrial integration, laying the foundation for the Group's future business growth, valuation reshaping, and the creation of long-term value for shareholders.

INFORMATION OF THE GROUP AND THE PARTIES

The Group is a large-scale enterprise integrating commercial development and operation, hotel management, film and television, education, cultural tourism and other industries, and has accumulated rich experience in commercial property development, project construction and operation management. In recent years, the Group has actively explored new industrial directions, promoted the combination of traditional asset operation capabilities with technology infrastructure, industrial services and digital economy scenarios, and committed to developing an integrated industrial operation platform with long-term growth capabilities.

ZTE-D France/CHINA ZTE DEVELOPMENT France SAS owns a technology park located in the Technopole du Futuroscope in Poitiers, France. The technology park is situated in the core area of the Paris-Bordeaux axis and adjacent to the Université de Poitiers and the ISAE-ENSMA. ZTE-D France is a subsidiary of Zhongxing Development Company Limited.

To the best of the knowledge, information and belief of the directors of the Company having made all reasonable enquiries, ZTE-D France and its ultimate beneficial owners are third parties independent of the Company and its connected persons.

GENERAL

The Strategic Cooperation Agreement is a non-legally binding agreement of intent (except for certain specific clauses) and does not constitute a legally binding definitive transaction commitment on either party. The specific terms of cooperation, investment amount, project company arrangements, construction plan, operational model and commercial terms are subject to further negotiation and the entering into of formal project agreements by both parties. There is uncertainty as to whether the Strategic Cooperation Agreement will be implemented.

The Company will make further announcements regarding the development of the Group as and when appropriate in accordance with the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (if applicable). 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, 8 June 2026

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.