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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)

POSITIVE PROFIT ALERT

This announcement is made by China New City Group Limited (the “**Company**”, and together with its subsidiaries, the “**Group**”) pursuant to Rule 13.09 of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “**Listing Rules**”) and the Inside Information Provisions (as defined under the Listing Rules) under Part XIVA of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong).

The board of directors of the Company (the “**Board**”) wishes to inform the shareholders of the Company (the “**Shareholders**”) and potential investors that, based on the preliminary review of the unaudited consolidated management accounts of the Group for the six months ended 30 June 2026 (the “**2026 Period**”) and assessment of the latest information currently available to the Board, the Group expects to record a net profit attributable to owners of the parent in the region of approximately RMB92.7 million for the 2026 Period as compared to a net loss attributable to owners of the parent of approximately RMB35.5 million for the six months ended 30 June 2025 (the “**2025 Period**”).

The expected turnaround from loss to profit for the 2026 Period is mainly attributable to an estimated fair value gain on the Group’s investment properties upon revaluation during the 2026 Period of approximately RMB264.0 million, as compared to a fair value loss on the Group’s investment properties of approximately RMB8.6 million recorded in the 2025 Period.

The information in this announcement is only based on the preliminary review and assessment made by the Board with reference to the information currently available to the Company, including the unaudited consolidated management accounts of the Group for the 2026 Period, and hence may be subject to further adjustments. The unaudited consolidated management accounts of the Group for the 2026 Period have not yet been finalised or reviewed and confirmed by the auditor of the Company or the audit committee of the Board. Details of the financial information and performance of the Group for the 2026 Period will be disclosed in the interim results announcement of the Company for the 2026 Period, which is expected to be published on 20 August 2026.

Shareholders and potential investors are advised to exercise caution when dealing in the shares of the Company.

By order of the Board
China New City Group Limited
Shi Zhongan
Chairperson

The People's Republic of China, 17 August 2026

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