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NWD FINANCE (BVI) LIMITED
(incorporated in the British Virgin Islands with limited liability)
(the “Issuer”)

**U.S.\$700,000,000 Guaranteed Senior Perpetual Capital Securities (ISIN:
XS2268392599) (“Series A Perpetual Securities”)**
(Stock Code: 40504)

**U.S.\$1,200,000,000 Guaranteed Senior Perpetual Capital Securities (ISIN:
XS2348062899) (“Series B Perpetual Securities”)**
(Stock Code: 40711)

**U.S.\$500,000,000 Guaranteed Senior Perpetual Capital Securities (ISIN:
XS2435611327) (“Series C Perpetual Securities”)**
(Stock Code: 5312)

**U.S.\$1,000,000,000 Guaranteed Senior Perpetual Capital Securities (ISIN:
XS2132986741) (“Series D Perpetual Securities”)**
(Stock Code: 40262)

guaranteed by

 **新世界發展有限公司**
New World Development Company Limited
(incorporated in Hong Kong with limited liability)
(Stock Code: 0017)
(the “Company”)

**DISTRIBUTION DEFERRAL IN RESPECT OF THE PERPETUAL
SECURITIES**

The Company (and together with its subsidiaries, the “Group”) refers to Series A Perpetual Securities, Series B Perpetual Securities (the “**Relevant Perpetual Securities**”), and Series C Perpetual Securities and Series D Perpetual Securities (the “**Additional Perpetual Securities**”). Capitalised terms used but not defined in this announcement shall have the meaning provided in the terms and conditions relating to the Relevant Perpetual Securities and the Additional Perpetual Securities.

Pursuant to Condition 4(d) of the terms and conditions of each Relevant Perpetual Securities, the Issuer has notified all holders of the Relevant Perpetual Securities that it has elected to defer distribution on the Relevant Perpetual Securities scheduled to be paid on the relevant distribution payment dates as set out below to their respective next distribution payment dates.

Perpetual Securities	Relevant Distribution Payment Date
Series A Perpetual Securities	9 December 2025
Series B Perpetual Securities	10 December 2025

Pursuant to Condition 4(d)(iii) of the terms and conditions of the Relevant Perpetual Securities, the Guarantor has separately signed a certificate confirming that an Optional Deferral Event has occurred and is continuing.

In addition, in relation to the Additional Perpetual Securities, the Issuer also intends to defer distribution on the Additional Perpetual Securities scheduled to be paid on the relevant distribution payment dates in December 2025 as set out below to their respective next distribution payment dates and will issue an optional deferral notice within the prescribed notice periods in accordance with the terms and conditions of the Additional Perpetual Securities.

Perpetual Securities	Relevant Distribution Payment Date
Series C Perpetual Securities	16 December 2025
Series D Perpetual Securities	22 December 2025

Notwithstanding this announcement, the deferral of the distributions of Relevant Perpetual Securities and Additional Perpetual Securities will only take place on their respective distribution payment dates and after the expected final payment date of the exchange offers launched by the Company's wholly-owned subsidiaries in relation to, among others, Relevant Perpetual Securities and Additional Perpetual Securities, as announced in the Company's announcement dated 3 November 2025 (as further amended and supplemented by the Company's announcements dated 18 November 2025).

The Company will make further announcement(s) as and when appropriate in accordance with the applicable terms and conditions of the perpetual securities, the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited, the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong) and/or other applicable laws and regulations. Holders of the perpetual securities and potential investors are advised to exercise caution when dealing in the perpetual securities.

Shareholders, holders of other securities and potential investors are advised not to rely on market rumours in relation to the Group. Any information concerning the Group

should only be based on the Company's official announcements. Shareholders, holders of other securities and potential investors are reminded to exercise caution when dealing in the securities of the Company.

By order of the board of
New World Development Company Limited
(新世界發展有限公司)

Lau Fu-Keung Hui Ka-Wai
Joint Company Secretaries

Hong Kong, 25 November 2025

As at the date of this announcement, the directors of the Issuer are Mr. Sitt Nam-Hoi, Mr. Lau Fu-Keung, Mr. Hui Chi-Fai, Casey and Mr. Yam Yuen-Tung.

As at the date of this announcement, the board of directors of the Company comprises (a) seven executive directors, namely Dr. Cheng Kar-Shun, Henry, Ms. Huang Shaomei, Echo, Ms. Cheng Chi-Man, Sonia, Mr. Sitt Nam-Hoi, Ms. Chiu Wai-Han, Jenny, Mr. Ho Gilbert Chi-Hang and Mr. Lau Fu-Keung; (b) four non-executive directors, namely Mr. Doo Wai-Hoi, William, Mr. Cheng Kar-Shing, Peter, Mr. Cheng Chi-Heng and Mr. Cheng Chi-Ming, Brian; and (c) six independent non-executive directors, namely Mr. Lee Luen-Wai, John, Mr. Ip Yuk-Keung, Albert, Mr. Chan Johnson Ow, Mrs. Law Fan Chiu-Fun, Fanny, Ms. Lo Wing-Sze, Anthea and Ms. Wong Yeung-Fong, Fonia.