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

**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 C Perpetual Securities, Series D Perpetual Securities (the “**Relevant Perpetual Securities**”), and the announcement published by the Company dated 25 November 2025. Capitalised terms used but not defined in this notice shall have the meaning provided in the terms and conditions relating to the Relevant 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 C Perpetual Securities	16 December 2025
Series D Perpetual Securities	22 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.

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, 8 December 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.