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(Stock Code: 0017)

CLARIFICATION ANNOUNCEMENT

This announcement is made by New World Development Company Limited (新世界發展有限公司) (the “**Company**”, and together with its subsidiaries, the “**Group**”) pursuant to Rule 13.10(1) of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “**Listing Rules**”).

The Company is aware that there is media speculation concerning potential new investors into the Company. The Company has made enquiries with its controlling shareholder (Chow Tai Fook Enterprises Limited) (“**CTFE**”), and has been informed by CTFE that, as at the date of this announcement: (a) it has been approached by several potential investor(s) on possible investment(s) in the Company; (b) no agreement has been reached with any such potential investor(s); (c) no agreement has been reached as to the amount, nature or form of such potential investment(s); and (d) there is no assurance as to whether or not such potential investment(s) will proceed.

The Company confirms that it is not aware of any other information which must be announced to avoid a false market in the Company’s securities or any inside information that needs to be disclosed under the Inside Information Provisions (as defined in the Listing Rules).

The Company will make further announcement(s) as and when appropriate in accordance with the requirements of the Listing Rules, the Securities and Futures Ordinance (Cap. 571) and/or other applicable laws and regulations.

Shareholders, holders of the debt and 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 the debt and 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, 29 January 2026

As at the date of this announcement, the board of directors of the Company comprises (a) eight 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, Mr. Lau Fu-Keung and Mr. Chan Yiu-Ho; (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.