

## China New Town Development Co. Ltd. 中國新城鎮發展有限公司

(Incorporated as a company limited by shares under the laws of the British Virgin Islands) (根據英屬處女群島法例註冊成立為商業股份有限公司)

(Hong KongStock code 香港股份代號: 1278)

28 April 2017

Dear Shareholder(s).

Notification of publication of (1) 2016 Annual Report; (2) Circular dated 28 April 2017 relating to the amendments to the Memorandum and the Articles of Association, the re-election of directors, general mandates to issue shares and repurchase shares and notice of Annual General Meeting; and (3) the form of proxy for Annual General Meeting ("Current Corporate Communications")

We hereby notify you that the Current Corporate Communications of China New Town Development Co. Ltd. (the "Company"), in both English and Chinese, are now available on the Company's website at <a href="www.china-newtown.com">www.china-newtown.com</a> and HKExnews website at <a href="www.hkexnews.hk">www.hkexnews.hk</a>. You may access the Current Corporate Communications by clicking "Investor Relations" on the home page of the Company's website or browsing through the HKExnews website.

If you wish to change the choice of language and means of receipt of the Corporate Communication(s), please complete the Change Request Form on the reverse side and return it to our Company's Hong Kong share registrar, Tricor Investor Services Limited, by post using the pre-paid mailing label provided (if you post in Hong Kong). Otherwise, please affix appropriate postage.

You have the right at any time by reasonable notice in writing to the Company (c/o Tricor Investor Services Limited) or by e-mail to <a href="mailto:cntd-ecom@hk.tricorglobal.com">cntd-ecom@hk.tricorglobal.com</a> to change the choice of language and means of receipt of the Corporate Communication(s). Even if you have chosen to receive all future Corporate Communication(s) using electronic means but for any reason have difficulty in receiving or gaining access to the Corporate Communication(s), the Company will, upon your request, promptly send the Corporate Communication(s) to you in printed form free of charge.

Should you have any queries in relation to this letter, please call the hotline of Tricor Investor Services Limited at +852 2980 1333 during business hours from 9:00 a.m. to 6:00 p.m., Monday to Friday, excluding public holidays.

Yours faithfully,
For and on behalf of
China New Town Development Co. Ltd.
Liu Heqiang
Chief Executive Officer

# Corporate Communication(s) refer to any document(s) issued or to be issued by the Company for the information or action of any holders of its securities, including but not limited to annual reports, interim reports, notice of meetings, listing documents, circulars and proxy forms.

致各位股東:

(1)2016年年報;(2)日期為2017年4月28日之通函,乃有關修訂章程大綱及細則、重選董事、發行股份及購回股份的一般授權及股東週年大會通告;及(3)股東週年大會代表委任表格(「本次公司通訊」)之發佈通知

我司 現 謹 通 知 閣 下,中 國 新 城 鎮 發 展 有 限 公 司 (「本 公 司 」) 之 本 次 公 司 通 訊 的 英 文 及 中 文 版 本,現 已 登 載 於 本 公 司 網 站 www.china-newtown.com 及香港交易所披露易網站 www.hkexnews.hk。請在本公司網站主頁的「投資者關係」或在香港交易所披露易網站瀏覽有關文件。

如 閣下擬更改收取公司通訊文件語言版本及收取方式之選擇,請填妥本函背面之變更申請表並利用預付郵寄標籤(如在香港投寄)寄回本公司之香港股份過戶登記處卓佳證券登記有限公司。否則請貼上適當之郵資。

閣下有權隨時通過卓佳證券登記有限公司或發送電郵至 cntd-ecom @hk.tricorglobal.com 向本公司發出合理時間的書面通知,以更改收取公司通訊文件語言版本及收取方式之選擇。即使 閣下選擇以電子途徑收取日後所有公司通訊文件,惟如因任何理由以致收取或接收公司通訊文件時遇上困難,則本公司將於接獲 閣下要求後,隨即向 閣下免費寄發公司通訊文件之印刷本。

倘 閣下對此函件有任何疑問,請於星期一至星期五(公眾假期除外)辦公時間上午九時至下午六時,致電卓佳證券登記有限公司之電話熱線+852 2980 1333 查詢。

中國新城鎮發展有限公司 行政總裁 劉賀強 誰的

# 公司通訊文件指本公司發出或將發出以供其任何證券持有人參照或採取行動之任何文件,包括但不限於年報、中期報告、會議通告、上市文件、通函及代表委任表格。

2017年4月28日

## Change Request Form 變更申請表

To: China New Town Development Co. Ltd. (the "Company")

(Hong Kong Stock Code: 1278) c/o Tricor Investor Services Limited Level 22, Hopewell Centre 183 Queen's Road East, Hong Kong 中國新城鎮發展有限公司(「公司」) (香港股份代號: 1278) 經卓佳證券登記有限公司 香港皇后大道東183號 合和中心22樓

I/We have received the Current Corporate Communication (as defined on the reverse side of this form) in printed English or Chinese version or both printed versions or have elected (or am/are deemed to have elected) to receive the Current Corporate Communication in electronic form on the Company's website. 本人/吾等已收取本次公司通訊(定義見本表格背面)之英文或中文印刷本或中、英文印刷本或已選擇(或被視為已選擇)收取於本公司網站登載的本次公司通訊電子版本。

甲部			
(Please	ase mark <b>✓</b> in ONLY ONE of the following boxes 請從下列選擇中,僅在其中	一個空格內書	削上「✔」號)
	in printed form in English only; OR 僅收取英文印刷本;或		
	in printed form in Chinese only; OR 僅收取中文印刷本;或		
	in printed form in both English and Chinese. 同時收取中、英文印刷本。		
乙部			
(Please	ase mark ✓ in ONLY ONE of the following boxes 請從下列選擇中,僅在其中	一個空格內畫	削上   ✓   號 )
	in electronic form on the Company's website and by receiving notification b		
	available on the Company's website; OR 收取於本公司網站登載的電子版本,並在每次於本公司網站登載2	公司通訊時收	取發送至以下電郵地址的電郵通知;或
	iil Address		
-0 -1	(The Company will send to the email address provided above (if any) website. If no email address is provided by a shareholder, a letter will b communication on the Company's website. Please provide the email addrelease of Corporate Communications.) (每次本公司網點發載公司通訊時,本公司將發送電郵通知至司網路發載公司通訊時內該股東發出通知的件。請以英文正指	ne sent to the share Iress in capital lett E以上提供的電子	holder notifying the shareholder of the availability of each corporate <u>ers in English.</u> The email address will be used only for notification of 郵地址(如有)。如股東未有提供電郵地址,則將於每次本公
	in printed form in English only; OR 僅收取英文印刷本; 或		Commission and the property of the second se
	俚収取夹入印刷本, 或 in printed form in Chinese only; OR		
Ш	僅收取中文印刷本;或		
	in printed form in both English and Chinese.		
Signat	同時收取中、英文印刷本。 P	hone Number	
簽署	野	游絡電話 _	
Name 姓名		-	(Chinese)
хт. ТІ	(Eighsii) (英文)		(Cinnese) (中文)
Notes:			(12/
附註: 1.	: Please complete your choice of means of receipt and/or language(s) of all future Corporate Communi	ication(s) and all you	ur details clearly
	請 閣下清楚填妥選擇收取公司通訊文件之語言版本及/或收取方式及所有資料。	•	•
2.	Corporate Communication(s) refer to any document(s) issued or to be issued by the Company for the information or action of any holders of its securities, including but not limited to (a) the directors' report, its annual accounts together with a copy of the auditor's report and, where applicable, its summary financial report; (b) the interim report and, where applicable, its summary		
	interim report; (c) a notice of meeting; (d) a listing document; (e) a circular; and (f) a proxy form. 公司通訊文件指本公司發出或將發出以供其任何證券持有人參照或採取行動之任何文化	-	
_	適用);(b)中期報告及中期摘要報告(如適用);(c)會議通告;(d)上市文件;(e)通函;及	(f)代表委任表格	0
3.	If your shares are held in joint names, the shareholder whose name stands first on the register of mei in order to be valid.	mbers of the Compa	my in respect of the joint holding should sign on this Change Request Form
4.	如屬聯名股東,則本變更申請表須由該名於本公司名冊上就聯名持有股份其姓名位列	」首位的股東簽署	,方為有效。
→.	The above instructions will apply to all future Corporate Communication(s) to be sent to shareholders of the Company until you notify otherwise by reasonable notice in writing to the Company c/o the Hong Kong share registrar of the Company, Tricor Investor Services Limited, at Level 2.2, Hopewell Centre, 183 Queen's Road East, Hong Kong or by email to cntd-scom@hktricorglebal.com.  上述指示適用將寄發于本公司股東之所有公司通訊,直至 關下發出合理時間的書面通知子本公司之香港股份過戶登記處卓佳證券登記有限公司,地址為香港皇后大		
5.			
	Services Limited at Level 22, Hopewell Centre, 183 Queen's Road East, Hong Kong or by email to c 股東有權隨時經卓佳證券登記有限公司向本公司發出合理時間的書面通知,地址為香港: 更改收取公司通訊之語言版本及方式。	entd-ecom@hk.tricor 皇后大道東183號台	rglobal.com. 合和中心22樓或以電郵方式發送至cntd-ecom@hk.tricorglobal.com,要求
6.	This Change Request Form with no box marked, with more than one box marked, or otherwise incorr 在本變更申請表上,如沒有在方格內劃上(x)號,或在超過一個方格內劃上(x)號或填寫	rectly completed wil 3不正,在本公司	l be voided at the discretion of the Company. 酌情決定後將告無效。
			(Please cut along the dotted line) (請沿虛線剪下)

Mailing Label 郵寄標籤

**Tricor Investor Services Limited** 卓佳證券登記有限公司 Freepost No. 簡便回郵號碼:37 Hong Kong 香港

and return the Request Form to us.

No postage is required for local mailing 當 閣下寄回此表格時,請將此郵寄標籤

Please cut and paste the mailing label onto an envelope

剪貼於信封上。

如在本港投寄, 閣下無需支付郵費或貼上郵票