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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**”) on a voluntary basis.

The Company is aware of media speculations concerning potential investments into the Company, the Group’s “11 Skies” project and the Group’s financing arrangement.

With respect to potential investments into the Company, the Company has made enquiries with its controlling shareholder (Chow Tai Fook Enterprises Limited), and has been informed that: (a) there has been no material developments to the matters set out in the Company’s announcement dated 30 January 2026; and (b) no agreement has been reached with any potential investor, including with respect to the amount, nature or form of any such potential investment into the Company.

With respect to the Group’s “11 Skies” project, as disclosed in the Company’s 2025 Annual Report, the Company has been in discussions with Hong Kong Airport Authority (“**AAHK**”) to revisit and/or explore any possibility for changes in the contractual arrangements relating to the “11 Skies” project. Such discussions are ongoing and no agreement has been reached with AAHK in relation to any changes to such contractual arrangements relating to the “11 Skies” project.

With respect to the Group’s financing arrangements, the Group will manage its financing arrangement with lenders as part of the Group’s ordinary course of business, and is not aware of any deadline for resetting the Group’s financing terms.

The Company will make announcement(s) as and when appropriate in accordance with the requirements of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited, 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, 14 May 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.