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POLY PROPERTY SERVICES CO., LTD.

保利物業服務股份有限公司

(A joint stock company incorporated in the People's Republic of China with limited liability)

(Stock Code: 06049)

CHANGE OF AUDITORS

This announcement is made by the board of directors (the “**Board**”) of Poly Property Services Co., Ltd. (the “**Company**”) pursuant to Rule 13.51(4) of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited.

RESIGNATION OF AUDITORS

The Board hereby announces that, having considered the need to maintain good corporate governance practices and the Company’s normative development, and in order to coordinate the audit arrangement between the Company and its ultimate holding company and improve the efficiency of audit services, Baker Tilly China Certified Public Accountants (天職國際會計師事務所(特殊普通合伙)) (“**Baker Tilly China**”) and Baker Tilly Hong Kong Limited (天職香港會計師事務所有限公司) (“**Baker Tilly HK**”) have tendered their resignations to the Board as the domestic and overseas auditors of the Company for the year 2025, respectively, with effect from 13 November 2025.

Baker Tilly China and Baker Tilly HK have been the domestic and overseas auditors of the Company since 2022, respectively, and have maintained good communication with the Company during their terms of service. Each of Baker Tilly China and Baker Tilly HK has confirmed to the Board in writing that there are no matters in relation to their resignations as the auditors of the Company that need to be brought to the attention of the shareholders of the Company (the “**Shareholders**”). The Board also confirms that there are no matters in relation to the change of auditors that need to be brought to the attention of the Shareholders. The Board would like to express its sincere gratitude to Baker Tilly China and Baker Tilly HK for their professional and quality services rendered to the Company.

APPOINTMENT OF AUDITORS

According to Article 123 of the Company's Articles of Association, if there is a vacancy in the position of accounting firm engaged in the audit work of the Company, the Board may appoint an accounting firm to fill such vacancy before the convening of the shareholders' general meeting. The Board hereby announces that, it proposes to appoint BDO China SHU LUN PAN Certified Public Accountants LLP (立信會計師事務所(特殊普通合夥)) ("**BDO China**") and BDO Limited (香港立信德豪會計師事務所有限公司) ("**BDO**") as the new domestic and overseas auditors of the Company, respectively, with effect from 13 November 2025, until the conclusion of the extraordinary general meeting of the Company (the "**EGM**") at which the formal appointment of auditors will be considered.

While assessing the proposed appointment of BDO China and BDO as the domestic and overseas auditors of the Company, the Audit Committee has considered a number of factors, including but not limited to (i) their experience, industry knowledge and technical competence in providing audit work for companies listed on the Stock Exchange; (ii) their independence and objectivity; (iii) their reputable standing in the market; (iv) their resources and capabilities (including manpower and time resources); (v) their proposed audit methodology and audit fees; (vi) the Guidelines for Effective Audit Committees – Selection, Appointment and Reappointment of Auditors issued by the Accounting and Financial Reporting Council (the "**AFRC**"); and (vii) the Guidance Notes on Change of Auditors issued by the AFRC.

The Board further confirms that Baker Tilly China and Baker Tilly HK have not yet commenced any audit work of the Company for the year ending 31 December 2025. The Board believes that the change of auditors will not have any significant impact on the release of the Company's results announcement for the year ending 31 December 2025.

EGM

The Company will convene and hold the EGM to seek the Shareholders' approval for the formal appointment of BDO China and BDO as the domestic and overseas auditors of the Company for the year 2025, respectively, for a term commencing from the date of the EGM until the conclusion of the next annual general meeting of the Company (the "**Proposed Appointment**"), and seek approval from the shareholders' general meeting for the Board to authorise the management to determine their remunerations. A circular containing further details of the Proposed Appointment together with the notice of the EGM will be despatched to the Shareholders in due course.

By Order of the Board
POLY PROPERTY SERVICES CO., LTD.
Wu Lanyu
Chairman of the Board and Executive Director

Guangzhou, the PRC, 13 November 2025

As at the date of this announcement, the executive directors of the Company are Ms. Wu Lanyu and Mr. Yao Yucheng; the non-executive directors of the Company are Mr. Liu Ping and Mr. Liu Zhihui; and the independent non-executive directors of the Company are Mr. Wang Xiaojun, Ms. Tan Yan and Mr. Zhang Liqing.