保利置业
POLY PROPERTY

Poly Property Group Co., Limited
保 利 置 業 集 團 有 限 公 司

(Incorporated in Hong Kong with limited liability)
(Stock Code: 119)

ANNOUNCEMENT
POSITIVE PROFIT ALERT

This announcement is made by Poly Property Group Co., Limited (the "Company", together with its subsidiaries, the "Group") pursuant to the Inside Information Provisions (as defined under the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the "Listing Rules")) under Part XIVA of the Securities and Futures Ordinance (Cap. 571) and Rule 13.09(2)(a) of the Listing Rules.

The board of directors of the Company (the "Board") wishes to inform the shareholders of the Company (the "Shareholders") and potential investors that based on the preliminary review of the Group's unaudited consolidated management accounts for the six months ended 30 June 2017, the Group is expected to record a substantial increase in the profit attributable to owners of the Company of approximately 830% as compared with the corresponding period in 2016. Such increase was primarily attributable to the following reasons: (1) an increase in the gross profit due to increased revenue recognised related to sales of properties in Mainland China; and (2) an increase in exchange gain.

As the Company is still in the process of finalizing the results of the Group for the six month ended 30 June 2017, the information contained in the announcement is only based on a preliminary assessment by the Group's management of the unaudited management accounts of the Group and the information available for the time being, but not on any data or information which has been audited or reviewed by the auditors of the Company. The unaudited interim results of the Group for the six months ended 30 June 2017 are expected to be announced by the Company on 24 August 2017.

Shareholders of the Company and potential investors should exercise caution when investing in or dealing in the securities of the Company.

By order of the Board
Poly Property Group Co., Limited
XUE Ming
Chairman

Hong Kong, 27 July 2017

As at the date of this announcement, the executive directors of the Company are Mr. Xue Ming, Mr. Han Qingtao, Mr. Wang Xu, Mr. Ye Liwen and Mr. Zhu Weirong, the non-executive director is Mr. Ip Chun Chung, Robert, and the independent non-executive directors are Mr. Choy Shu Kwan, Miss Leung Sau Fan, Sylvia and Mr. Wong Ka Lun.