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)

POSITIVE PROFIT ALERT

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

Based on the currently available financial information, it is expected that the Group will record a increase in net profit of not less than 27 times for the financial year ended 31 December 2017, as compared to HK$80,745,000 for the financial year ended 31 December 2016. The expected increase in net profit attributable to shareholders of the Company is primarily attributable to the following factors: (1) an increase of the profit margin of the Group during the year ended 31 December 2017; (2) an increase in currency exchange gain due to the appreciation of Renminbi during the year ended 31 December 2017; and (3) an increase in the fair value in respect of the Group's interest in a join venture acquired.

The information set out in this announcement is only based on a preliminary assessment by the management of the Company based on the consolidated management accounts of the Company and other information currently available to the Company, which has not been reviewed or audited by the Company's auditors. Details on the financial information for the financial year ended 31 December 2017 to be disclosed in the annual results announcement of the Company shall prevail.

Shareholders and potential investors of the Company are advised to exercise caution when dealing in the shares of the Company.

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

Hong Kong, 13 February 2018

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.