Hong Kong Exchanges and Clearing Limited and The Stock Exchange of Hong Kong Limited take no responsibility for the contents of this announcement, make no representation as to its accuracy or completeness and expressly disclaim any liability whatsoever for any loss howsoever arising from or in reliance upon the whole or any part of the contents of this announcement.

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: 00119)

SUPPLEMENTAL ANNOUNCEMENT IN RELATION TO THE ANNUAL REPORT FOR THE YEAR ENDED 31 DECEMBER 2019

Reference is made to the annual report of Poly Property Group Co., Limited (the "Company", together with its subsidiaries, the "Group") for the year ended 31 December 2019 published on 22 April 2020 (the "2019 Annual Report"). Unless otherwise defined, terms used herein shall bear the same meanings as defined in the 2019 Annual Report.

In addition to the information provided in note 39 to the consolidated financial statements in the 2019 Annual Report, the board of directors (the "Directors") of the Company would like to provide further information in respect of the share options granted to the employees (including the Directors) of the Group on 10 January 2019 during the financial year ended 31 December 2019.

(i) The fair value of share options granted under the Company's share option scheme to each class of grantees are as follows:

Class of grantees	Fair value of share options granted (HK$)
Directors	2,623,000
Employees	69,689,000

(ii) The Directors would like to bring to the attention of the shareholders and potential investors of the Company that the fair value of the share options granted is measured using a binomial model as at the date of grant. Such fair values are subject to a number of limitations, due to the subjective nature of and uncertainty relating to a number of assumptions under the binomial model. The assumptions used in the valuation of the share options granted on 10 January 2019 have been disclosed in note 39 to the consolidated financial statements in the 2019 Annual Report.

The above additional information does not affect other information contained in the 2019 Annual Report and save as disclosed in this announcement, the contents of the 2019 Annual Report remain unchanged.

By order of the Board
Poly Property Group Co., Limited
ZHANG Bingnan
Chairman

Hong Kong, 28 August 2020

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