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# **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)**

### **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 an increase in net profit attributable to shareholders of the Company of not less than 60% for the six months ended 30 June 2021, as compared to HK\$828,398,000 for the corresponding period in 2020. The expected increase in net profit attributable to shareholders of the Company is primarily attributable to the following factors: (1) an increase in the gross profit of the Group during the period ended 30 June 2021; (2) an increase in currency exchange gain due to the appreciation of Renminbi against Hong Kong dollar during the period ended 30 June 2021; (3) a gain on disposal of a joint venture company; and (4) a decrease in minority shareholders’ share of profits in the project companies of the Company upon recognition of revenue of projects during the period ended 30 June 2021.

It should be noted that the Company has yet to finalise the interim results of the Group for the six months ended 30 June 2021. 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 and is subject to adjustments. As such, the actual interim results of the Group for the six months ended 30 June 2021 may differ from what is disclosed in this announcement. Details on the financial information for the six months ended 30 June 2021 to be disclosed in the interim 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**  
**ZHANG Bingnan**  
*Chairman*

Hong Kong, 19 July 2021

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