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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)

VOLUNTARY ANNOUNCEMENT

PUBLIC ISSUE OF DOMESTIC CORPORATE BONDS

BY SHANGHAI POLY PROPERTY,

A WHOLLY-OWNED SUBSIDIARY OF THE COMPANY

This is a voluntary announcement made by Poly Property Group Co., Limited (the “**Company**”).

Reference is made to the announcements of the Company dated 14 April 2022 and 7 June 2022 in relation to the public issue of three tranches of Corporate Bonds by Shanghai Poly Property, a wholly-owned subsidiary of the Company and the announcement dated 19 September 2022 in relation to Shanghai Poly Property was approved by the CSRC for public issue of Corporate Bonds (collectively, the “**Announcements**”). Unless otherwise defined, capitalized terms used in this announcement shall have the same meanings as those defined in the Announcements.

The board of directors of the Company is pleased to announce that Shanghai Poly Property had successfully issued the fourth tranche of Corporate Bonds (the “**Fourth Tranche Corporate Bonds**”) to qualified investors on 1 November 2022. The size of the Fourth Tranche Corporate Bonds was RMB 1 billion, with a term of 3+2 years at a coupon rate of 3.30% p.a.. The Fourth Tranche Corporate Bonds will be used to repay project development loans and listed on the Shanghai Stock Exchange.

In accordance with the relevant rules and regulations in the PRC, relevant documents in relation to Shanghai Poly Property and details of the Corporate Bonds are available on the website of the Shanghai Stock Exchange (<http://www.sse.com.cn>). Shareholders and investors of the Company are reminded that such documents were prepared in accordance with the requirements in the PRC and are limited solely to Shanghai Poly Property and the information contained therein does not provide a full picture of the operation or status of the Company and its subsidiaries.

Shareholders and potential investors of the Company are advised not to rely solely on the information contained herein and should exercise caution when dealing in the securities of the Company. When in doubt, the shareholders and potential investors of the Company are advised to seek professional advice from their own professional or financial advisers.

By order of the Board
Poly Property Group Co., Limited
Wan Yuqing
Chairman

Hong Kong, 1 November 2022

As at the date of this announcement, the executive directors of the Company are Mr. Wan Yuqing, Mr. Wang Jian and Mr. Ye Liwen, the non-executive director of the Company is Mr. Guo Jianquan, 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.