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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 ISSUE OF RMB1.5 BILLION THE THIRD TRANCHE OF MEDIUM- TERM NOTES 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 20 June 2022 and 26 August 2022 in relation to the public offering of the First Tranche and the Second Tranche of Medium-term Notes (the “**Announcements**”) by Shanghai Poly Property, a wholly-owned subsidiary of the Company. Unless otherwise defined, capitalized terms used in this announcement shall have the same meanings as defined in the Announcements.

The Board is pleased to announce that Shanghai Poly Property has completed the issuance of the third tranche of the Medium-term Notes (the “**Third Tranche Notes**”) to qualified investors on 9 January 2023. The issue size of the Third Tranche Notes was RMB1.5 billion, with a term of 3 years at a coupon rate of 3.82%.

The proceeds from the issuance of the Third Tranche Notes will be used for property development projects.

The announcement relating to the issuance and trading of the Third Tranche Notes has been published on the website of China Money* (中國貨幣網) (<https://www.chinamoney.com.cn>), the website of Shanghai Clearing House (上海清算所) (<https://www.shclearing.com>) and the website of Beijing Financial Assets Exchange (北京金融資產交易所) (<https://www.cfae.cn/xxpl/dcm.html>).

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, 9 January 2023

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.

** For identification purpose only*