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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”).

The board of directors of the Company is pleased to announce that Poly Property Group Co., Ltd.* (保利置業集團有限公司) (“**Shanghai Poly Property**”), a wholly-owned subsidiary of the Company established in the People’s Republic of China (the “**PRC**”), had successfully issued the 2023 first tranche corporate bonds (the “**2023 First Tranche Corporate Bonds**”) to qualified investors on 24 February 2023. The size of the 2023 First Tranche Corporate Bonds was RMB 2 billion, of which RMB 1 billion was issued with a term of 3+2 years at a coupon rate of 3.7% p.a.; and RMB 1 billion was issued with a term of 5+2 years at a coupon rate of 4.2% p.a.. The 2023 First Tranche Corporate Bonds will be used to repay debts and for working capital purpose 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, 24 February 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*