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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)

UNAUDITED KEY FINANCIAL DATA OF A WHOLLY-OWNED SUBSIDIARY OF THE COMPANY FOR THE THREE MONTHS ENDED 31 MARCH 2023

Poly Property Group Co., Ltd.* (保利置業集團有限公司, “Shanghai Poly Property”), a wholly-owned subsidiary of Poly Property Group Co., Limited (the “Company”), has issued certain domestic debt financing instruments in China. According to the relevant China regulations, Shanghai Poly Property is required to publish its financial data on a quarterly basis on the website of Beijing Financial Assets Exchange (北京金融資產交易所) (www.cfae.cn) during the term of such debt financing instruments. Shanghai Poly Property will disclose its financial information for the three months ended 31 March 2023 on the above website. Such financial information is prepared in accordance with the China Accounting Standards for Business Enterprises and is unaudited.

Set out below are the key unaudited consolidated financial data of Shanghai Poly Property for the three months ended 31 March 2023:

Items	As at 31 March 2023 <i>RMB'000</i>	As at 31 December 2022 <i>RMB'000</i>
Total assets	170,944,443	168,141,922
Total liabilities	146,060,036	144,622,861
Total equity	24,884,407	23,519,061
Bank balances, deposits and cash at end of period	28,776,671	26,567,592

Items	For the three months ended 31 March	
	2023	2022
	<i>RMB'000</i>	<i>RMB'000</i>
Operating revenue	8,145,430	2,311,282
Operating cost	7,331,245	2,133,494
Operating profit	849,621	185,188
Total profit	853,095	184,287
Net profit	579,367	91,446
Net profit attributable to owners of the parent company	546,078	98,962

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, 28 April 2023

** for identification purpose only*

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. Chen Yuwen, 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.