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If you are in any doubt as to any aspect of this circular or as to what action to take in relation to this circular, you should consult your stockbroker or other registered dealer in securities, bank manager, solicitor, professional public accountant or other professional adviser.

If you have sold or transferred all your shares in Poly Property Services Co., Ltd., you should at once hand this circular, together with the enclosed proxy form, to the purchaser(s) or transferee(s) or to the bank, stockbroker or other agent through whom the sale or transfer was effected for transmission to the purchaser(s) or transferee(s).

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POLY PROPERTY SERVICES CO., LTD.
保利物業服務股份有限公司

(A joint stock company incorporated in the People's Republic of China with limited liability)
(Stock Code: 06049)

**CHANGE OF BUSINESS SCOPE AND
AMENDMENTS TO THE ARTICLES OF ASSOCIATION
AND
NOTICE OF THE FIRST EXTRAORDINARY
GENERAL MEETING OF 2023**

A notice convening the EGM of Poly Property Services Co., Ltd. to be held on Wednesday, 31 May 2023, at 3:00 p.m. at the Conference Room, 2nd Floor, East Tower, Poly Plaza, No. 832 Yue Jiang Zhong Road, Hai Zhu District, Guangzhou, Guangdong Province, the PRC is set out on pages EGM-1 to EGM-2 of this circular. A proxy form for use at the EGM is enclosed in this circular. Such proxy form is also published on the designated website of the Stock Exchange (www.hkexnews.hk) and the website of the Company (www.polywuye.com).

Shareholders who intend to appoint a proxy to attend the EGM shall complete and return the enclosed proxy form in accordance with the instructions printed thereon not less than 24 hours before the time fixed for holding the EGM or any adjournment thereof (as the case may be). Completion and return of the proxy form will not preclude Shareholders from attending and voting in person at the EGM if they so wish.

16 May 2023

DEFINITIONS

In this circular, unless the context otherwise requires, the following expressions shall have the following meanings:

“Articles of Association”	the articles of association of the Company currently in force
“Board”	the board of Directors
“China” or the “PRC”	the People’s Republic of China, but for the purpose of this circular and for geographical reference only and except where the context requires, references in this circular to “China” and the “PRC” do not include Hong Kong, the Macau Special Administrative Region of the PRC and Taiwan of the PRC
“Company”	Poly Property Services Co., Ltd., a joint stock company incorporated in the PRC with limited liability, the H Shares of which are listed on the Main Board of the Stock Exchange
“Director(s)”	the director(s) of the Company
“Domestic Share(s)”	ordinary shares in the share capital of the Company, with a nominal value of RMB1.00 each, which are subscribed for and paid up in Renminbi
“Domestic Shareholder(s)”	the holder(s) of Domestic Share(s)
“EGM” or “Extraordinary General Meeting”	the extraordinary general meeting of the Company to be held on Wednesday, 31 May 2023 at 3:00 p.m. at the Conference Room, 2nd Floor, East Tower, Poly Plaza, No. 832 Yue Jiang Zhong Road, Hai Zhu District, Guangzhou, Guangdong Province, the PRC to consider and, if appropriate, to approve the resolutions contained in the notice of the meeting which is set out on pages EGM-1 to EGM-2 of this circular, or any adjournment thereof
“Group”	the Company and its subsidiaries
“H Share(s)”	overseas listed foreign shares in the ordinary share capital of the Company with a nominal value of RMB1.00 each, which are subscribed for and traded in Hong Kong dollars and listed on the Main Board of the Stock Exchange

DEFINITIONS

“H Shareholder(s)”	the holder(s) of H Share(s)
“Hong Kong”	the Hong Kong Special Administrative Region of the PRC
“Hong Kong dollars”	Hong Kong dollars, the lawful currency of Hong Kong
“Listing Rules”	the Rules Governing the Listing of Securities on the Stock Exchange
“Poly Developments and Holdings”	Poly Developments and Holdings Group Co., Ltd. (保利發展控股集團股份有限公司), a joint stock company incorporated in the PRC with limited liability, whose shares are listed on the main board of the Shanghai Stock Exchange (stock code: 600048). Poly Developments and Holdings is a controlling shareholder of the Company
“RMB” or “Renminbi”	Renminbi, the lawful currency of the PRC
“Share(s)”	ordinary shares in the share capital of the Company, with a nominal value of RMB1.00 each, comprising Domestic Shares and H Shares
“Shareholder(s)”	holder(s) of Share(s)
“Stock Exchange” or “Hong Kong Stock Exchange”	The Stock Exchange of Hong Kong Limited

In this circular, terms such as “controlling shareholder” and “subsidiary” shall have the meanings given to such terms in the Listing Rules, unless the context otherwise requires.

The English names of Chinese entities included in this circular are unofficial translations of their Chinese names and are included for identification purposes only.



POLY PROPERTY SERVICES CO., LTD.
保利物業服務股份有限公司

(A joint stock company incorporated in the People's Republic of China with limited liability)

(Stock Code: 06049)

Executive Director:
Ms. Wu Lanyu (*Chairman*)

Non-executive Directors:
Mr. Liu Ping
Mr. Hu Zaixin
Mr. Huang Hai

Independent Non-executive Directors:
Mr. Wang Xiaojun
Ms. Tan Yan
Mr. Zhang Liqing

*Registered office and principal place of
business in the PRC:*
48-49/F, Poly Plaza
No. 832 Yue Jiang Zhong Road
Hai Zhu District
Guangzhou
Guangdong Province, the PRC

Principal place of business in Hong Kong:
40/F, Dah Sing Financial Centre
248 Queen's Road East
Wanchai, Hong Kong

16 May 2023

To the Shareholders

Dear Sir/Madam,

**CHANGE OF BUSINESS SCOPE AND
AMENDMENTS TO THE ARTICLES OF ASSOCIATION
AND
NOTICE OF THE FIRST EXTRAORDINARY
GENERAL MEETING OF 2023**

1. INTRODUCTION

The purpose of this circular is to provide you with the notice of the EGM and the information reasonably necessary to enable you to make an informed decision on whether to vote for or against the proposed resolutions at the EGM.

At the EGM, special resolutions will be proposed to consider and approve the change of business scope and amendments to the Articles of Association.

In order to enable you to have a better understanding of the resolutions to be proposed at the EGM and to make an informed decision in the circumstance where sufficient and necessary information is available, the Company provided the Shareholders with detailed information in this circular.

LETTER FROM THE BOARD

2. BUSINESSES TO BE CONSIDERED AT THE EGM

2.1 To consider and approve the change of business scope and amendments to the Articles of Association

Reference is made to the announcement of the Company dated 15 May 2023 in relation to the proposed change of business scope and proposed amendments to the Articles of Association.

- (I) In order to meet the requirements of laws and regulations and regulatory agencies, combined with the actual situation of the Company, the Board proposed to change the relevant items that are no longer applicable in the business scope of the Company.
- (II) Given the proposed change of business scope of the Company, while further improving corporate governance, and combined with the actual situation of the Company, the Board proposed to amend certain articles in the Articles of Association.

Please refer to Appendix I to this circular for details of the proposed change and amendments to the Articles of Association.

The Articles of Association is prepared in Chinese with no official English version. Any English translation is for reference only. In the event of any inconsistency, the Chinese version shall prevail.

3. EGM AND PROXY ARRANGEMENT

The proxy form of the EGM is enclosed herewith.

If you intend to appoint a proxy to attend the EGM, you are required to complete the accompanying proxy form in accordance with the instructions printed thereon and return by personal delivery or by post not less than 24 hours before the time fixed for holding the EGM or any adjourned meeting thereof. H Shareholders are required to return the proxy form to the Company's H Share Registrar, Tricor Investor Services Limited, at 17/F, Far East Finance Centre, 16 Harcourt Road, Hong Kong. Domestic Shareholders are required to return the proxy form to the Company's principal place of business in the PRC at 48-49/F, Poly Plaza, No. 832 Yue Jiang Zhong Road, Hai Zhu District, Guangzhou, Guangdong Province, the PRC. Completion and return of the proxy form will not preclude you from attending and voting in person at the EGM or at any adjourned meeting should you so wish.

LETTER FROM THE BOARD

For the purpose of determining the shareholders' eligibility to attend and vote at the EGM (and any adjourned meeting thereof), the register of members of the Company will be closed from Thursday, 25 May 2023 to Wednesday, 31 May 2023, both days inclusive, during which period no transfer of the Shares will be registered. In order for the H Shareholders to qualify for attending and voting at the EGM, all properly completed share transfer forms together with the relevant H Share certificates shall be lodged with the Company's H Share Registrar, Tricor Investor Services Limited, at 17/F, Far East Finance Centre, 16 Harcourt Road, Hong Kong for registration not later than 4:30 p.m. on Wednesday, 24 May 2023. Shareholders whose names appear on the register of members of the Company on Wednesday, 31 May 2023 are entitled to attend and vote at the EGM.

4. VOTING BY POLL

According to Rule 13.39(4) of the Listing Rules, any vote of Shareholders at a shareholders' general meeting must be taken by poll. Accordingly, the chairman of the EGM will exercise his power under the Articles of Association to demand a poll in relation to all the proposed resolutions at the EGM. The Company will announce the results of the poll in the manner prescribed under Rule 13.39(5) of the Listing Rules.

5. RECOMMENDATION

The Board considers that all the resolutions proposed at the EGM are fair and reasonable and in the interests of the Company and the Shareholders as a whole. Accordingly, the Board recommends the Shareholders to vote in favour of the proposed resolutions at the EGM.

6. FURTHER INFORMATION

Your attention is drawn to other parts of this circular, which contain further information on the Group and other information required to be disclosed under the Listing Rules.

Yours faithfully,
By Order of the Board
POLY PROPERTY SERVICES CO., LTD.
Wu Lanyu
Chairman of the Board and Executive Director

Details of the proposed amendments to the Articles of Association are as follows (deleted texts are presented in strikethrough and additional texts are presented in underline):

Numbering	Original Article	Amended Article
1	<p>Article 2. Poly Property Services Co. Ltd. (the “Company”) is a joint stock company with limited liability established in accordance with the Company Law, the Special Regulations, and other applicable laws and administrative rules of the People’s Republic of China (the “PRC”).</p> <p>The Company was incorporated upon registration with Guangzhou City Administration for Industry and Commerce on 26 June 1996, and was entirely converted into a joint stock company with limited liability by way of promotion on 21 October 2016, with its joint stock company business license obtained on 25 October 2016.</p> <p>The unified social credit code of the Company: 914401012312453719.</p> <p>The name of the promoter of the Company: Poly Developments and Holdings Group Co., Ltd., Xizang Yingyue Investment Management Co., Ltd..</p>	<p>Article 2. Poly Property Services Co. Ltd. (the “Company”) is a joint stock company with limited liability established in accordance with the Company Law, the Special Regulations, and other applicable laws and administrative rules of the People’s Republic of China (the “PRC”).</p> <p>The Company was incorporated upon registration with Guangzhou City Administration for Industry and Commerce (<u>currently known as Guangzhou Administration for Market Regulation</u>) on 26 June 1996, and was entirely converted into a joint stock company with limited liability by way of promotion on 21 October 2016, with its joint stock company business license obtained on 25 October 2016.</p> <p>The unified social credit code of the Company: 914401012312453719.</p> <p>The name of the promoter of the Company: Poly Developments and Holdings Group Co., Ltd., Xizang Yingyue Investment Management Co., Ltd. (<u>currently known as Xizang Hetai Corporate Management Co., Ltd.</u>).</p>

Numbering	Original Article	Amended Article
2	<p>Article 14. Business scope of the Company: property management; hotel management; conference and exhibition services; real estate agency; residential lease; non-residential real estate lease; housekeeping services; building cleaning services; landscaping construction works; general contracting of building construction and municipal infrastructure projects; furniture sale; residential interior decoration and refurbishment; water and electricity installation and maintenance services for residential properties; intelligent building construction works; security system monitoring services; wholesale of daily necessities; corporate management; enterprise credit management and consulting services; catering management; sale of general merchandise; fresh fruit retail; sale of raw nuts and dried fruit; raw meat retail; fresh egg retail; aquatic products retail; tourism solicitation and consultancy services at travel agency outlets; urban greening management; sale of construction and decorative materials; sale of office equipment and consumables; office services; singing and dancing entertainment activities; recreational activities; parking lot services; laundry and ironing service; education consultancy service (excluding educational training activities requiring license approval); retail of kitchen utensils, sanitary ware and daily sundries; sale of communication equipment; health consultancy services (excluding diagnosis and treatment services); nursing facility services (excluding medical services); retail of cosmetic products; sale of hygiene products and disposable medical supplies; medical equipment rental; elder care services; business services for urban domestic wastes; food business (sale of prepackaged food); alcoholic beverage business; sale of health food; labour dispatch service;</p>	<p>Article 14. Business scope of the Company: property management; hotel management; conference and exhibition services; real estate agency; residential lease; non-residential real estate lease; housekeeping services; building cleaning services; landscaping construction works; general contracting of building construction and municipal infrastructure projects; furniture sale; residential interior decoration and refurbishment; water and electricity installation and maintenance services for residential properties; intelligent building construction works; security system monitoring services; wholesale of daily necessities; corporate management; enterprise credit management and consulting services; catering management; sale of general merchandise; fresh fruit retail; sale of raw nuts and dried fruit; raw meat retail; fresh egg retail; aquatic products retail; tourism solicitation and consultancy services at travel agency outlets; urban greening management; sale of construction and decorative materials; sale of office equipment and consumables; office services; singing and dancing entertainment activities; recreational activities; parking lot services; laundry and ironing service; education consultancy service (excluding educational training activities requiring license approval); retail of kitchen utensils, sanitary ware and daily sundries; sale of communication equipment; health consultancy services (excluding diagnosis and treatment services); nursing facility services (excluding medical services); retail of cosmetic products; sale of hygiene products and disposable medical supplies; medical equipment rental; elder care services; business services for urban domestic wastes; sale of food business (sale of prepackaged food only); alcoholic beverage business; sale of health food</p>

Numbering	Original Article	Amended Article
	<p>automobile repair and maintenance; sale of Class I medical devices; sale of Class II medical devices; car cleaning services; security services; collection of recyclable resources (except for production scrap metals); takeaway and delivery services; catering service; snack and grocery; management of hospitals; patient caring services; management of the appearance of urban and rural areas; advertisement design and agency; advertisement production; advertisement publication (non-radio stations, non-television stations, non-newspaper publishers); literature and art creation; professional design services; socio-economic consulting services; corporate image planning; marketing planning; etiquette service; photography and photographic processing services; real estate consulting; business agency service; sale of daily sundries; retail of fresh vegetables; retail of tobacco products; ticketing agency service; dealership of second-hand automobiles; repair of electronic appliances; designated driving service; water pollution management; atmospheric pollution management; solid waste management; soil pollution control and remediation services; sewage treatment and recycling; environmental protection consultation service; Internet of Things application services; operation of sports venues and facilities (excluding high-risk sports activities); consulting and planning services; aviation business services; road cargo transportation (including dangerous goods); insurance agency business; car leasing; sale of new car; sale of distributed AC charging piles; sale of forestry products; sale of refrigeration and air-conditioning equipment; sale of knitwear and textile products; retail of hard ware products; sale of home appliances; sale of labour</p>	<p>(prepackaged); labour dispatch service; automobile repair and maintenance; sale of Class I medical devices; sale of Class II medical devices; car cleaning services; security services; collection of recyclable resources (except for production scrap metals); takeaway and delivery services; catering service; snack and grocery; management of hospitals; patient caring services; management of the appearance of urban and rural areas; advertisement design and agency; advertisement production; advertisement publication (non-radio stations, non-television stations, non-newspaper publishers); literature and art creation; professional design services; socio-economic consulting services; corporate image planning; marketing planning; etiquette service; photography and photographic processing services; real estate consulting; business agency service; sale of daily sundries; retail of fresh vegetables; retail of tobacco products; ticketing agency service; dealership of second-hand automobiles; repair of electronic appliances; designated driving service; water pollution management; atmospheric pollution management; solid waste management; soil pollution control and remediation services; sewage treatment and recycling; environmental protection consultation service; Internet of Things application services; operation of sports venues and facilities (excluding high-risk sports activities); consulting and planning services; aviation business services; road cargo transportation (including dangerous goods); insurance agency business; <u>car leasing small and mini passenger vehicles leasing and management services</u>; sale of new car; sale of distributed AC charging piles; sale of forestry products; sale of refrigeration and</p>

Numbering	Original Article	Amended Article
	<p>protection products; sale of disinfectants (excluding hazardous chemicals); retail of automobile parts; professional sanitary, cleaning and disinfection services; home appliance installation service; fire protection facilities construction works; overseas contracted projects; general mechanical equipment installation services; maintenance of electronic and mechanical equipment (excluding special equipment); category 2 value-added telecommunication business; internet information services; construction management service. (Items subject to the legal approval shall be allowed for operations only after approval by the relevant authorities is obtained).</p> <p>The business scope as referred to in the preceding paragraph shall be subject to the approval of registration by the company registration authority.</p>	<p>air-conditioning equipment; sale of knitwear and textile products; retail of hard ware products; sale of home appliances; sale of labour protection products; sale of disinfectants (excluding hazardous chemicals); retail of automobile parts; professional sanitary, cleaning and disinfection services; home appliance installation service; fire protection facilities construction works; overseas contracted projects; general mechanical equipment installation services; maintenance of electronic and mechanical equipment (excluding special equipment); category 2 value-added telecommunication business; internet information services; construction management service. (Items subject to the legal approval shall be allowed for operations only after approval by the relevant authorities is obtained).</p> <p>The business scope as referred to in the preceding paragraph shall be subject to the approval of registration by the company registration authority.</p>
3	<p>Article 23. At the time of its overall conversion into a joint stock company with limited liability, the Company issued a total of 100,000,000 ordinary shares, all of which were subscribed for and held by the promoters of the Company, of which:</p> <p>95,000,000 shares were subscribed for and held by Poly Developments and Holdings Group Co., Ltd., representing 95% of the total ordinary shares issued when the Company was established;</p> <p>5,000,000 shares were subscribed for and held by Xizang Yingyue Investment Management Co., Ltd., representing 5% of the total ordinary shares issued when the Company was established.</p>	<p>Article 23. At the time of its overall conversion into a joint stock company with limited liability, the Company issued a total of 100,000,000 ordinary shares, all of which were subscribed for and held by the promoters of the Company, of which:</p> <p>95,000,000 shares were subscribed for and held by Poly Developments and Holdings Group Co., Ltd., representing 95% of the total ordinary shares issued when the Company was established;</p> <p>5,000,000 shares were subscribed for and held by Xizang Yingyue Investment Management Co., Ltd. (currently known as Xizang Hetai Corporate Management Co., Ltd.), representing 5% of the total ordinary shares issued when the Company was established.</p>

Numbering	Original Article	Amended Article
4	<p>Article 24. The Company has 553,333,400 shares in total and the shareholding structure is as follow: 553,333,400 ordinary shares with 380,000,000 shares held by Poly Developments and Holdings Group Co., Ltd., 20,000,000 shares held by Xizang Yingyue Investment Management Co., Ltd. and 153,333,400 shares held by shareholders of overseas listed shares.</p>	<p>Article 24. The Company has 553,333,400 shares in total and the shareholding structure is as follow: 553,333,400 ordinary shares with 380,000,000 shares held by Poly Developments and Holdings Group Co., Ltd., 20,000,000 shares held by Xizang Yingyue Investment Management Co., Ltd. <u>(currently known as Xizang Hetai Corporate Management Co., Ltd.)</u> and 153,333,400 shares held by shareholders of overseas listed shares.</p>
5	<p>Article 54. A Shareholder is a person who lawfully holds shares of the Company and has his/her name (title) recorded in the register of shareholders.</p> <p>A Shareholder shall enjoy the relevant rights and assume the relevant obligations in accordance with the class and amount of shares he/she holds. Shareholders holding the same class of shares shall enjoy the same rights and assume the same obligations.</p> <p>Shareholders of all classes of the Company have equal rights in any distribution made by dividends or other forms.</p> <p>If the Shareholder is a legal entity, the rights shall be enforced by its legal representative or a proxy of such legal representative (if the Shareholder is a Recognized Clearing House or its agent) or the representative or consignor of the Recognized Clearing House (or its agent).</p>	<p>Article 54. A Shareholder is a person who lawfully holds shares of the Company and has his/her name (title) recorded in the register of shareholders.</p> <p>A Shareholder shall enjoy the relevant rights and assume the relevant obligations in accordance with the class and amount of shares he/she holds. Shareholders holding the same class of shares shall enjoy the same rights and assume the same obligations.</p> <p>Shareholders of all classes of the Company have equal rights in any distribution made by dividends or other forms.</p> <p>If the Shareholder is a legal entity, the rights shall be enforced by its legal representative or a proxy of such legal representative (if the Shareholder is a Recognized Clearing House or its agent) or the representative or consignor of the Recognized Clearing House (or its agent).</p> <p><u>If the Shareholder is a Recognized Clearing House (or its agent), the Shareholder may appoint proxies or corporate representatives to attend shareholders' general meetings or class meetings or creditors' meetings, and those proxies or representatives must enjoy rights equivalent to the rights of other Shareholders, including the right to speak and vote.</u></p>

Numbering	Original Article	Amended Article
6	<p>Article 55. The ordinary Shareholders of the Company shall enjoy the following rights:</p> <ol style="list-style-type: none"> (1) the right to receive dividends and other profit distributions in proportion to their shareholdings; (2) the right to request, convene, preside, attend or appoint proxies to attend shareholders' general meetings lawfully and to exercise the voting rights in proportion to their shareholdings; (3) the right to supervise and manage the Company's business activities, to present proposals or to raise enquires; (4) the right to transfer, gift or pledge shares in accordance with laws, administrative regulations and provisions of these Articles of Association; (5) the right to obtain relevant information in accordance with the provisions of these Articles of Association, including: <ol style="list-style-type: none"> 1. the right to obtain a copy of the Articles of Association, subject to payment of reasonable cost; 2. the right to inspect and copy, subject to payment of a reasonable charge: <ol style="list-style-type: none"> (1) all parts of the register of shareholders; (2) personal particulars of each of the Company's Directors, Supervisors, General Managers and other senior management, including: <ol style="list-style-type: none"> (a) present and former name and alias; (b) principal address (domicile); (c) nationality; 	<p>Article 55. The ordinary Shareholders of the Company shall enjoy the following rights:</p> <ol style="list-style-type: none"> (1) the right to receive dividends and other profit distributions in proportion to their shareholdings; (2) the right to request, convene, preside, attend or appoint proxies to attend shareholders' general meetings lawfully, <u>to speak</u> and to exercise the voting rights in proportion to their shareholdings <u>at shareholders' general meetings</u>; (3) the right to supervise and manage the Company's business activities, to present proposals or to raise enquires; (4) the right to transfer, gift or pledge shares in accordance with laws, administrative regulations and provisions of these Articles of Association; (5) the right to obtain relevant information in accordance with the provisions of these Articles of Association, including: <ol style="list-style-type: none"> 1. the right to obtain a copy of the Articles of Association, subject to payment of reasonable cost; 2. the right to inspect and copy, subject to payment of a reasonable charge: <ol style="list-style-type: none"> (1) all parts of the register of shareholders; (2) personal particulars of each of the Company's Directors, Supervisors, General Managers and other senior management, including: <ol style="list-style-type: none"> (a) present and former name and alias; (b) principal address (domicile); (c) nationality;

Numbering	Original Article	Amended Article
	<p>(d) primary and all other part-time occupations and duties;</p> <p>(e) identification documents and the numbers thereof.</p> <p>(3) reports showing the status of the Company's issued share capital;</p> <p>(4) reports showing the aggregate nominal value, quantity, maximum and minimum prices paid in respect of each class of shares repurchased by the Company since the end of the last financial year and the aggregate amount incurred by the Company for this purpose;</p> <p>(5) minutes of general meetings (only available for inspection to Shareholders);</p> <p>(6) in the event of the termination or liquidation of the Company, to participate in the distribution of remaining assets of the Company in accordance with the shareholdings;</p> <p>(7) other rights under laws, administrative regulations, departmental rules or these Articles of Association.</p>	<p>(d) primary and all other part-time occupations and duties;</p> <p>(e) identification documents and the numbers thereof.</p> <p>(3) reports showing the status of the Company's issued share capital;</p> <p>(4) reports showing the aggregate nominal value, quantity, maximum and minimum prices paid in respect of each class of shares repurchased by the Company since the end of the last financial year and the aggregate amount incurred by the Company for this purpose;</p> <p>(5) minutes of general meetings (only available for inspection to Shareholders);</p> <p>(6) in the event of the termination or liquidation of the Company, to participate in the distribution of remaining assets of the Company in accordance with the shareholdings;</p> <p>(7) other rights under laws, administrative regulations, departmental rules or these Articles of Association.</p>

Numbering	Original Article	Amended Article
7	<p>Article 95. A Director may resign before expiration of his/her term of office. The resigning Director shall submit a written resignation to the Board of Directors. The Board of Directors shall make relevant disclosure within two days upon receipt of such resignation.</p> <p>In the event that the resignation of any Director results in the number of members of the Board of Directors to be less than the statutory minimum requirement, the resigning Director shall still perform his/her duties as a Director in accordance with laws, administrative regulations, departmental rules and these Articles of Association before the newly-elected Director take office.</p> <p>Save for the circumstances as referred to in the preceding paragraph, the resignation of a Director shall become effective upon submission of his resignation to the Board of Directors.</p> <p>Subject to the relevant laws and regulations and the regulatory rules in the place where the Company's shares are listed, if the Board of Directors appoints a new Director to fill a casual vacancy, the appointed Director shall be subject to election by shareholders at the first shareholders' general meeting after such appointment.</p>	<p>Article 95. A Director may resign before expiration of his/her term of office. The resigning Director shall submit a written resignation to the Board of Directors. The Board of Directors shall make relevant disclosure within two days upon receipt of such resignation.</p> <p>In the event that the resignation of any Director results in the number of members of the Board of Directors to be less than the statutory minimum requirement, the resigning Director shall still perform his/her duties as a Director in accordance with laws, administrative regulations, departmental rules and these Articles of Association before the newly-elected Director take office.</p> <p>Save for the circumstances as referred to in the preceding paragraph, the resignation of a Director shall become effective upon submission of his resignation to the Board of Directors.</p> <p>Subject to the relevant laws and regulations and the regulatory rules in the place where the Company's shares are listed, if the Board of Directors appoints a new Director to fill a casual vacancy, the appointed Director shall be subject to election by shareholders at the first shareholders' general meeting after such appointment.</p>



POLY PROPERTY SERVICES CO., LTD.
保利物業服務股份有限公司

(A joint stock company incorporated in the People's Republic of China with limited liability)

(Stock Code: 06049)

NOTICE OF THE FIRST EXTRAORDINARY GENERAL MEETING OF 2023

NOTICE IS HEREBY GIVEN THAT the first extraordinary general meeting of 2023 (the “EGM”) of Poly Property Services Co., Ltd. (the “Company”) will be held at 3:00 p.m. at the Conference Room, 2nd Floor, East Tower, Poly Plaza, No. 832 Yue Jiang Zhong Road, Hai Zhu District, Guangzhou, Guangdong Province, the PRC on Wednesday, 31 May 2023 for the purposes of considering and, if thought fit, approving the following resolutions. In this notice, unless the context otherwise requires, terms used herein shall have the same meanings as defined in the Company’s circular dated 16 May 2023 (the “Circular”).

SPECIAL RESOLUTIONS

1. To consider and approve the change of business scope and amendments to the Articles of Association.
 - 1.1 To consider and approve the change of business scope and relevant amendments to Article 14 of the Articles of Association; and
 - 1.2 To consider and approve other amendments to the Articles of Association.

By Order of the Board
POLY PROPERTY SERVICES CO., LTD.
Wu Lanyu
Chairman of the Board and Executive Director

Guangzhou, the PRC, 16 May 2023

As at the date of this notice, the executive Director of the Company is Ms. Wu Lanyu; the non-executive Directors of the Company are Mr. Liu Ping and Mr. Hu Zaixin and Mr. Huang Hai; and the independent non-executive Directors of the Company are Mr. Wang Xiaojun, Ms. Tan Yan and Mr. Zhang Liqing.

NOTICE OF THE FIRST EXTRAORDINARY GENERAL MEETING OF 2023

Notes:

1. All resolutions at the EGM will be taken by poll pursuant to the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “**Listing Rules**”). The results of the poll will be published on the designated website of The Stock Exchange of Hong Kong Limited (www.hkexnews.hk) and the website of the Company (www.polywuye.com) in accordance with the Listing Rules.
2. All shareholders of the Company are eligible for attending the EGM. Any shareholder of the Company entitled to attend and vote at the EGM convened by the above notice is entitled to appoint a proxy or more than one proxy to attend the EGM and vote instead of him/her. A proxy need not be a shareholder of the Company. If more than one proxy is appointed, the number of shares in respect of which each such proxy so appointed must be specified in the relevant proxy form. Every shareholder of the Company present in person or by proxy shall be entitled to one vote for each share held by him/her.
3. In order to be valid, the proxy form together with the power of attorney or other authority (if any) under which it is signed, or a notarially certified copy thereof, must be completed and returned to (i) the Company’s principal place of business in the People’s Republic of China (the “**PRC**”) at 48-49/F, Poly Plaza, No. 832 Yue Jiang Zhong Road, Hai Zhu District, Guangzhou, Guangdong Province, the PRC (for Domestic shareholders) or (ii) the Company’s H Share Registrar, Tricor Investor Services Limited, at 17/F, Far East Finance Centre, 16 Harcourt Road, Hong Kong (for H shareholders) not less than 24 hours before the time appointed for the EGM. Completion and return of the proxy form will not preclude a shareholder of the Company from attending and voting at the EGM or any adjourned meeting thereof should he/she so wish.
4. For the purpose of determining the shareholders’ eligibility to attend and vote at the EGM (and any adjourned meeting thereof), the register of members of the Company will be closed from Thursday, 25 May 2023 to Wednesday, 31 May 2023, both days inclusive, during which period no transfer of the shares will be registered. In order for the H Shareholders to qualify for attending and voting at the EGM, all properly completed share transfer forms together with the relevant H share certificates shall be lodged with the Company’s H Share Registrar, Tricor Investor Services Limited, at 17/F, Far East Finance Centre, 16 Harcourt Road, Hong Kong for registration not later than 4:30 p.m. on Wednesday, 24 May 2023. Shareholders whose names appear on the register of members of the Company on Wednesday, 31 May 2023 are entitled to attend and vote at the EGM.
5. The EGM is expected to take no more than half a day. Shareholders of the Company who attend the EGM (in person or by proxy) shall bear their own travelling and accommodation expenses. Shareholders of the Company may contact the Company via telephone at +86 20 8989 9959 and email at stock@polywuye.com for any enquiries in respect of the EGM.