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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)**

**PROPOSED CHANGE OF BUSINESS SCOPE  
AND  
PROPOSED AMENDMENTS TO THE ARTICLES OF ASSOCIATION  
AND  
CLOSURE OF REGISTER OF MEMBERS**

The board (the “**Board**”) of directors (the “**Directors**”) of Poly Property Services Co., Ltd. (the “**Company**”) has proposed to change the Company’s business scope and amend the articles of association of the Company (the “**Articles of Association**”). The above proposed change and amendments will be put forward to the shareholders of the Company (the “**Shareholders**”) for their consideration and approval by way of special resolution at the extraordinary general meeting of the Company (the “**EGM**”). A circular containing, among other things, details of the above proposed amendments, together with a notice of the EGM and the related proxy form will be dispatched to the Shareholders on or before 13 December 2023.

**PROPOSED CHANGE OF BUSINESS SCOPE**

To satisfy the needs of the business development of the Company, the Board proposed to expand the business scope of the Company to include fire protection technical services.

The proposed change of business scope is conditional upon the following conditions being satisfied:

- (i) passing of special resolution by the Shareholders at the EGM to approve the change of business scope; and
- (ii) obtaining all the necessary approvals from the Guangzhou Administration for Market Regulation for the change of business scope.

The application for and filing of change and registration with the Guangzhou Administration for Market Regulation will be made by the Company after the passing of the relevant special resolution at the EGM. The proposed change of business scope will take effect from the date on which the business licence in relation to the amended business scope is issued by the Guangzhou Administration for Market Regulation.

## **PROPOSED AMENDMENTS TO THE ARTICLES OF ASSOCIATION**

Given the proposed change of business scope of the Company, and in accordance with the latest requirements from the Guangzhou Administration for Market Regulation, the Board proposed to amend Articles 14 and 23 of the Articles of Association currently in force.

For details of the proposed amendments to the Articles of Association, please refer to Appendix I to this announcement.

### **GENERAL**

An EGM will be convened by the Company and special resolutions will be put forward to the Shareholders for approval of the proposed change of business scope and the proposed amendments to the Articles of Association.

### **CLOSURE OF REGISTER OF MEMBERS**

The Board hereby announces that the EGM will be convened and held on Thursday, 28 December 2023. A circular in respect of the EGM containing details of the resolutions to be proposed at the EGM, including but not limited to (i) the proposed change of business scope and the proposed amendments to the Articles of Association, (ii) the 2024-2026 Non-exempt Framework Agreements (as defined in the announcement of the Company dated 3 November 2023), and (iii) the Renewed Parking Space Agency Framework Agreement (as defined in the announcement of the Company dated 3 November 2023), together with a notice of the EGM and the related proxy form, will be dispatched to the Shareholders on or before 13 December 2023.

For the purpose of ascertaining the entitlement of the holders of H shares of the Company who are eligible to attend and vote at the EGM, the register of holders of H shares of the Company will be closed from Thursday, 21 December 2023 to Thursday, 28 December 2023 (both days inclusive). In order to qualify for attending the EGM, all transfer documents of H Shares together with the relevant share certificates must have been lodged with the Company's H share registrar, Tricor Investor Services Limited, at 17/F, Far East Finance Centre, 16 Harcourt Road, Hong Kong, not later than 4:30 p.m. on Wednesday, 20 December 2023 for registration.

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

Guangzhou, the PRC, 4 December 2023

*As at the date of this announcement, the executive Director of the Company is Ms. Wu Lanyu; the non-executive Directors of the Company are Mr. Liu Ping, 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.*

## APPENDIX I – PROPOSED AMENDMENTS TO THE ARTICLES OF ASSOCIATION

Details of the proposed amendments to the Articles of Association are as follows (newly added texts are underlined>):

Numbering	Original Articles	Amended Articles
1	<p><b>Article 14.</b> 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; retail of kitchen utensils, sanitary ware and daily sundries; sale of communication equipment; health consultancy services (excluding</p>	<p><b>Article 14.</b> 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; retail of kitchen utensils, sanitary ware and daily sundries; sale of communication equipment; health consultancy services (excluding</p>

Numbering	Original Articles	Amended Articles
	<p>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 (sale of prepackaged food only); alcoholic beverage business; sale of health food (prepackaged); labour dispatch service; automobile repair and maintenance; sale of Class I medical devices; sale of Class II medical devices; car cleaning 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; 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</p>	<p>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 (sale of prepackaged food only); alcoholic beverage business; sale of health food (prepackaged); labour dispatch service; automobile repair and maintenance; sale of Class I medical devices; sale of Class II medical devices; car cleaning 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; 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</p>

Numbering	Original Articles	Amended Articles
	<p>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; small and mini passenger vehicles leasing and management services; sale of car; sale of 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 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>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; small and mini passenger vehicles leasing and management services; sale of car; sale of 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 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; <b>fire protection technical services</b>. (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>

Numbering	Original Articles	Amended Articles
2	<p><b>Article 23.</b> 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>	<p><b>Article 23.</b> 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, <b><u>the capital was contributed by way of net assets converted into shares on 21 October 2016;</u></b></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, <b><u>the capital was contributed by way of net assets converted into shares on 21 October 2016.</u></b></p>

*Note: 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.*