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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
ISSUANCE OF RMB1 BILLION 2025 SECOND TRANCHE 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**").

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**"), has successfully issued the 2025 second tranche medium-term notes (the "**2025 Second Tranche Notes**") to qualified investors on 14 August 2025. The size of the 2025 Second Tranche Notes was RMB1 billion, issued with a term of 5 years at a coupon rate of 2.72%. The 2025 Second Tranche Notes will be used to replace the internal funds utilized for repaying the principal amount of the medium-term notes that have been sold back.

The announcement relating to the issuance and trading of the 2025 Second 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.cn) 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, 14 August 2025

As at the date of this announcement, the executive directors of the Company are Mr. Wan Yuqing and Mr. Hu Zaixin, the non-executive directors of the Company are Mr. Zhang Yi, Mr. Gong Jian and Mr. Deng Huan, and the independent non-executive directors of the Company are Mr. Fung Chi Kin, Ms. Leung Sau Fan, Sylvia, Mr. Wong Ka Lun and Mr. Ng Kim Lam.

** For identification purposes only*