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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 SALES DATA FOR SEPTEMBER 2025

The board of directors (the "**Board**") of Poly Property Group Co., Limited (the "**Company**") is pleased to announce certain unaudited sales data of the Company together with its joint ventures and associated companies (the "**Group**") for September 2025.

In September 2025, the Group achieved contracted sales value of approximately RMB3.9 billion. The contracted area sold was approximately 107 thousand sq. m., with contracted average selling price of approximately RMB36,799 per sq. m..

As at the end of September 2025, the Group achieved contracted sales value of approximately RMB39.5 billion. The contracted area sold was approximately 1,295 thousand sq. m., with contracted average selling price of approximately RMB30,504 per sq. m..

The aforesaid sales data is unaudited and is based on preliminary internal management records, which may differ from figures to be disclosed in the audited or unaudited consolidated financial statements to be published in the annual or the interim report of the Company due to various uncertainties during the process of collating such sales information. As such, the data is for investors' reference only. Investors should exercise caution when dealing in the securities of the Company and avoid placing undue reliance on such information. In the event of any doubt, investors should seek professional advice from professionals or financial consultants.

By order of the Board
Poly Property Group Co., Limited
WAN Yuqing
Chairman

Hong Kong, 8 October 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 are Mr. Zhang Yi and Mr. Deng Huan, and the independent non-executive directors are Mr. Fung Chi Kin, Ms. Leung Sau Fan, Sylvia, Mr. Wong Ka Lun and Mr. Ng Kim Lam.