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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
PUBLIC ISSUE OF DOMESTIC CORPORATE BONDS 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 fourth tranche corporate bonds (the "**2025 Fourth Tranche Corporate Bonds**") to professional investors on 28 October 2025. The size of the 2025 Fourth Tranche Corporate Bonds was RMB 1 billion, issued with a term of 5+2 years at a coupon rate of 2.79% p.a. The 2025 Fourth Tranche Corporate Bonds will be used to replace the internal funds utilized for repaying the principal amount of the corporate bonds that have been sold back.

In accordance with the relevant rules and regulations in the PRC, relevant documents in relation to Shanghai Poly Property and details of the corporate bonds are available on the website of the Shanghai Stock Exchange (http://www.sse.com.cn). Shareholders and investors of the Company are reminded that such documents were prepared in accordance with the requirements in the PRC and are limited solely to Shanghai Poly Property and the information contained therein does not provide a full picture of the operation or status of the Company and its subsidiaries.

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 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 of the Company are Mr. Zhang Yi 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 purpose only*