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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)

UNLOCKING OF THE SECOND TRANCHE OF THE RESERVED GRANT UNDER THE RESTRICTED SHARE INCENTIVE SCHEME

References are made to the announcements and circular of Poly Property Services Co., Ltd. (the "**Company**") dated 15 November 2021, 28 January 2022, 20 January 2023, 20 January 2025 and 30 October 2025 (the "**Relevant Disclosures of the Restricted Share Incentive Scheme**"), in relation to, among other things, (i) the adoption of the First Phase Restricted Share Incentive Scheme of the Company (the "**Scheme**"); (ii) the Initial Grant Proposal; (iii) the authorisation to the Board to implement relevant matters of the Scheme; (iv) the Administrative Measures for the Scheme and the Appraisal Measures for Implementation of the Scheme; (v) the Reserved Grant of the Initial Grant under the Scheme; (vi) the unlocking of the Reserved Grant of the Initial Grant under the Scheme; and (vii) the non-fulfillment of the unlocking conditions for the third tranche of the Initial Grant under the Scheme. Unless the context otherwise requires, capitalised terms used herein shall have the same meanings as those defined in the Relevant Disclosures of the Restricted Share Incentive Scheme.

On 27 January 2026, the board of directors (the "**Board**") of the Company considered and approved the resolution in relation to the unlocking of the second tranche of the Reserved Grant under the Restricted Share Incentive Scheme of the Company. Pursuant to the resolution, the second Unlocking Period for the Reserved Grant has commenced. Among the Scheme Participants participating in the Reserved Grant, except for certain individuals whose Restricted Shares have lapsed due to retirement, resignation, and other reasons, the remaining 31 Scheme Participants have fulfilled the unlocking conditions of the second tranche of the Reserved Grant, and their holdings of a total of 236,148 H Shares of the Company have been unlocked on 27 January 2026.

The audit committee of the Board and the independent non-executive Directors of the Company have respectively given their express confirmation of the foregoing matters and agreed to the implementation of the second tranche of unlocking.

The relevant Directors who are Scheme Participants under the Reserved Grant have abstained from voting on the relevant Board resolution(s) in accordance with the Scheme.

The Scheme is a share scheme that is funded by existing shares of the listed issuer under Rule 17.01(1)(b) of the Listing Rules. The Company will disclose further details in relation to the Restricted Share Incentive Scheme in its annual report in accordance with Rule 17.12(1) of the Listing Rules.

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

Guangzhou, the PRC, 27 January 2026

As at the date of this announcement, the executive directors of the Company are Ms. Wu Lanyu and Mr. Yao Yucheng; the non-executive directors of the Company are Mr. Liu Ping and Mr. Liu Zhihui; and the independent non-executive directors of the Company are Mr. Wang Xiaojun, Ms. Tan Yan and Mr. Zhang Liqing.