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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)

ELECTION OF THE NEW SESSION OF THE BOARD

Poly Property Services Co., Ltd. (the "**Company**") announces that the Company has completed the nomination process of the directors (the "**Director(s)**") to be proposed for the fourth session of the board of directors (the "**Board**"). The Board has resolved to nominate Mr. Liu Ping and Mr. Liu Zhihui as the proposed non-executive Directors of the fourth session of the Board; Ms. Wu Lanyu and Mr. Wang Yingnan as the proposed executive Directors of the fourth session of the Board; and Mr. Wang Xiaojun, Ms. Tan Yan and Mr. Zhang Liqing as the proposed independent non-executive Directors of the fourth session of the Board (collectively, the "**Proposed Directors**"). The biographical details of the Proposed Directors for the fourth session of the Board are set out in Appendix I to this announcement. The list of the Proposed Directors of the fourth session of the Board will be submitted to the shareholders of the Company (the "**Shareholders**") for consideration and approval at the 2025 annual general meeting of the Company (the "**AGM**").

Upon approval of the resolutions in relation to the election of the new session of the Board by the Shareholders at the AGM, the Company will enter into or renew the service contract with each Director. In accordance with the articles of association of the Company (the "**Articles**"), the term of office of the fourth session of the Board shall be three years. The term of office of each Director shall become effective from the date of approval by the Shareholders at the AGM until the expiration of the term of office of the fourth session of the Board. Upon obtaining approval at the AGM, the Board will determine the remuneration of the Directors with reference to the relevant rules of the Company.

The term of office of the third session of the Board will expire on 16 May 2026. In order to ensure the continuity of the relevant work of the Company, the term of office of the third session of the Board will be extended until the next session of the Board is elected at the AGM. The term of office of each special committee of the Board and the senior management will also be extended accordingly. Before the completion of the election process, all Directors of the third session of the Board and the senior management of the Company will continue to perform their respective obligations and responsibilities in accordance with the laws, regulations and the Articles. The postponed election of the new session of the Board will not affect the normal operation of the Company.

The AGM circular containing, among other things, details of the election of the new session of the Board will be published on the designated website of the Stock Exchange (www.hkexnews.hk) and the website of the Company (www.polywuye.com) and dispatched to the Shareholders who request printed copies in due course.

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

Guangzhou, the PRC, 31 March 2026

As at the date of this announcement, the executive directors of the Company are Ms. Wu Lanyu and Mr. Wang Yingnan; 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.

Mr. Liu Ping (劉平), aged 57, is a non-executive Director. Mr. Liu was appointed as non-executive Director of the Company on 9 October 2020. He is currently a member of each of the nomination committee and strategy and sustainability committee of the Board. Mr. Liu has successively held key positions including the section chief of a branch of the Guangdong Audit Office (廣東省審計廳), the manager of the planning department, the director of the general manager's office, the assistant to the general manager, the secretary to the board of directors, the deputy general manager and the general manager of Poly Developments and Holdings Group Co., Ltd. ("**Poly Developments and Holdings**") since 1989. He is currently the chairman and a director of Poly Developments and Holdings, and the chairman and a director of Poly Southern Group Co., Ltd. ("**Poly Southern**").

Mr. Liu obtained a bachelor degree of Economics from Sun Yat-sen University (中山大學) in June 1989, and is a qualified senior auditor. Mr. Liu is currently a delegate to the Party Congress of Guangdong Province.

As at the date of this announcement, Mr. Liu is beneficially interested in 7,723,184 shares of Poly Developments and Holdings.

Mr. Liu Zhihui (劉智慧), aged 43, is a non-executive Director. Mr. Liu was appointed as non-executive Director of the Company on 6 June 2025. He is currently a member of the audit committee of the Board.

Mr. Liu joined Poly Developments and Holdings in July 2006, and successively held key positions including the assistant general manager of Poly Southern China Industry Co., Ltd. (保利華南實業有限公司), the general manager of Poly Zhenan Real Estate Development Co., Ltd. (保利浙南房地產開發有限公司), the general manager of Poly (Guangzhou) Tourism Industry Co., Ltd. (保利(廣州)旅遊產業有限公司), the general manager of Poly Developments (Shandong) Co., Ltd. (保利發展(山東)有限公司), and the deputy general manager of the property management center of Poly Developments and Holdings. Since October 2024, Mr. Liu has been serving as a full-time external director of subsidiaries of Poly Developments and Holdings.

Mr. Liu obtained a bachelor degree of Architecture from Tongji University (同濟大學) in July 2006.

Ms. Wu Lanyu (吳蘭玉), aged 46, is an executive Director. Ms. Wu joined the Company as Director on 20 June 2018 and was appointed as executive Director on 7 May 2019 and as chairman of the Company on 11 January 2023. Ms. Wu is currently the chairman of each of nomination committee and strategy and sustainability committee of the Board.

Ms. Wu worked as business manager of Poly Developments and Holdings from June 2005 to August 2005, responsible for investment related work. From September 2005 to February 2008, Ms. Wu served as the officer-in-charge of the sales and marketing department of Guangzhou Science City Poly Property Co., Ltd. (廣州科學城保利房地產開發有限公司), which was a subsidiary of Poly Developments and Holdings and deregistered in October 2016, responsible for sales and marketing. From February 2008 to April 2018, Ms. Wu served as assistant general manager and deputy general manager of Poly (Wuhan) Property Co., Ltd. (保利(武漢)房地產開發有限公司), with her last position responsible for sales and marketing, customer services and property management related work. Ms. Wu had been serving as the general manager of the Company from June 2018 to January 2023 with responsibility of overall operation, management, strategy making and business decision making. Ms. Wu has served as the deputy general manager of Poly Developments and Holdings since August 2025.

Ms. Wu obtained dual bachelor degree of Management and Law, respectively, from Wuhan University of Technology (武漢理工大學) in June 2003, and a master degree of Communication Studies from Huazhong University of Science and Technology (華中科技大學) in June 2005. Ms. Wu is a qualified intermediate economist (economy of real estate) and senior engineer (engineering management).

As at the date of this announcement, Ms. Wu is beneficially interested in 77,088 H shares of the Company.

Mr. Wang Yingnan (王英男), aged 47, is an executive Director and general manager. Mr. Wang was appointed as general manager of the Company on 27 January 2026 and was appointed as executive Director on 13 March 2026. Mr. Wang is currently a member of the strategy and sustainability committee of the Board and holds directorships in certain subsidiaries of the Company.

From 2002 to 2010, Mr. Wang served successively as project manager of Regal Lloyds International Real Estate Consultant (Beijing) Co., Ltd. (華高萊斯國際地產顧問(北京)有限公司) and deputy general manager of Beijing Yahao Real Estate Brokerage Co., Ltd. (北京亞豪房地產經紀有限公司). He joined Poly Developments and Holdings in March 2010 and has since held several key positions, including deputy general manager of Poly (Beijing) Real Estate Development Co., Ltd. (保利(北京)房地產開發有限公司), general manager of Heng Fu (Hong Kong) Property Limited (恒福(香港)置業有限公司) and Heng Li (Hong Kong) Property Limited (恒利(香港)置業有限公司), general manager of Poly Southern China Industry Co., Ltd. (保利華南實業有限公司), general manager of the operation management center of Poly Developments and Holdings, as well as chairman of Poly Herun Real Estate Investment Consultancy Co., Ltd. (保利和潤房地產投資顧問有限公司).

Mr. Wang obtained a bachelor degree of engineering from Beijing Broadcasting Institute (now known as Communication University of China) in July 2001 and a master degree in business administration from Tsinghua University in July 2010.

Mr. Wang Xiaojun (王小軍), aged 71, is an independent non-executive Director. He was appointed as independent non-executive Director on 7 May 2019. He is currently the chairman of remuneration committee, a member of each of audit committee and nomination committee of the Board.

From October 1992 to April 2001, Mr. Wang successively served as an assistant manager in the China Listing Affairs Unit of the Hong Kong Stock Exchange, a solicitor of Richards Butler, an assistant director of Peregrine Capital Limited and a director of ING Barings Securities (Hong Kong) Limited. Mr. Wang had been a partner of Junhe Law Offices. Mr. Wang is currently a principal of WANG & Co. (王小軍律師行) (formerly known as JNJ Partners LLP (王小軍李樂民朱詠思律師行(有限法律責任合夥))). From March 2013 to March 2024, Mr. Wang served as an independent non-executive director of China Aerospace International Holdings Limited (中國航天國際控股有限公司), whose shares are listed on the Hong Kong Stock Exchange (stock code: 00031).

Mr. Wang graduated from the First Branch of Renmin University of China (中國人民大學第一分校) (currently known as Beijing Union University (北京聯合大學)) majoring in Law in July 1983 and obtained a master degree of Laws from the Graduate School of the Chinese Academy of Social Sciences (中國社會科學院研究生院) (currently part of the University of Chinese Academy of Social Sciences (中國社會科學院大學)) in December 1986. Mr. Wang is a qualified lawyer in the PRC, an admitted solicitor in Hong Kong and England and Wales.

Ms. Tan Yan (譚燕), aged 61, is an independent non-executive Director. Ms. Tan was appointed as independent non-executive Director on 7 May 2019. She is currently the chairman of the audit committee, a member of each of the remuneration committee, nomination committee and strategy and sustainability committee of the Board.

Ms. Tan has taught in the accounting major of the School of Business in Sun Yat-sen University (中山大學) for many years. From July 1988 to August 2024, Ms. Tan successively served as teaching assistant, lecturer, associate professor and professor of the School of Business in Sun Yat-sen University. Since December 2020, Ms. Tan has been serving as an independent director of China Southern Power Grid Technology Co., Ltd. (南方電網電力科技股份有限公司), whose shares are listed on the Shanghai Stock Exchange (stock code: 688248).

Ms. Tan obtained her bachelor degree in Industrial Financial Accounting from Hunan Institute of Finance and Economics (湖南財經學院) (currently a part of Hunan University (湖南大學)) in July 1985, and obtained her master degree in Accounting from Renmin University of China in July 1988. In July 2004, Ms. Tan obtained her doctorate degree in Accounting from Renmin University of China.

Mr. Zhang Liqing (張禮卿), aged 62, is an independent non-executive Director. Mr. Zhang was appointed as independent non-executive Director on 14 April 2022. He is currently a member of each of the audit committee, remuneration committee, nomination committee and strategy and sustainability committee of the Board.

Mr. Zhang joined the Central University of Finance and Economics in 1987 and is currently a professor at the School of Finance of the Central University of Finance and Economics. He is also a vice president of China Society of World Economics* (中國世界經濟學會) and an executive member of the China International Finance Society* (中國國際金融學會) and the China Modern Financial Society (中國現代金融學會) (formerly known as the China Urban Financial Society (中國城市金融學會)). From October 2020 to June 2024, Mr. Zhang served as an external supervisor of China Minsheng Banking Corp., Ltd., the shares of which are listed on the Shanghai Stock Exchange (stock code: 600016). From December 2020 to October 2024, Mr. Zhang served as an independent non-executive director of E-Star Commercial Management Company Limited, the shares of which are listed on the Hong Kong Stock Exchange (stock code: 06668). From March 2011 to September 2018, Mr. Zhang was an independent director of Poly Developments and Holdings.

Mr. Zhang obtained a bachelor degree of Economics from Renmin University of China (中國人民大學), a master degree of Economics from the Graduate School of the Financial Research Institute of the People's Bank of China (中國人民銀行總行金融研究所) and a doctorate degree of Economics from Renmin University of China in July 1984, November 1988 and January 2003, respectively.

Save as disclosed above, as at the date of this announcement, the said Proposed Directors have confirmed that they (i) do not hold any other position in the Group; (ii) have not held any directorship in any other companies listed on any securities market in Hong Kong or overseas in the last three years and do not have any other major appointments and qualifications; (iii) do not have any relationships with any directors, senior management, substantial shareholders or controlling shareholders of the Company; (iv) do not have any interests in the shares of the Company and its associated corporations within the meaning of Part XV of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong).

Save as mentioned above, the Company is not aware of any other information in relation to the election of the above Proposed Directors that is required to be disclosed pursuant to the requirements of Rule 13.51(2) of the Rules Governing the Listing of Securities on the Hong Kong Stock Exchange and there are no other matters that need to be brought to the attention of the Shareholders.