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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 KEY FINANCIAL DATA OF A WHOLLY-OWNED SUBSIDIARY OF THE COMPANY FOR THE THREE MONTHS ENDED 31 MARCH 2026

Poly Property Group Co., Ltd.* (保利置業集團有限公司, "**Shanghai Poly Property**"), a wholly-owned subsidiary of Poly Property Group Co., Limited (the "**Company**"), has issued certain domestic debt financing instruments in China. According to the relevant China regulations, Shanghai Poly Property is required to publish its financial data on a quarterly basis on the websites recognized by the National Association of Financial Market Institutional Investors, such as Beijing Financial Assets Exchange (北京金融資產交易所) (www.cfae.cn) during the term of such debt financing instruments. Shanghai Poly Property will disclose its financial information for the three months ended 31 March 2026 on the above websites. Such financial information is prepared in accordance with the China Accounting Standards for Business Enterprises and is unaudited.

Set out below are the key unaudited consolidated financial data of Shanghai Poly Property for the three months ended 31 March 2026:

Items	As at 31 March 2026 *RMB'000*	As at 31 December 2025 *RMB'000*
Total assets	167,259,096	165,698,615
Total liabilities	134,180,919	133,021,686
Total equity	33,078,178	32,676,929
Bank balances, deposits and cash at end of period	26,859,482	26,864,278

Items	For the three months ended 31 March	
	2026	2025
	RMB'000	*RMB'000*
Operating revenue	2,269,331	7,106,627
Operating cost	2,230,252	6,733,385
Operating profit	54,474	266,496
Total profit	67,967	272,870
Net profit	43,239	195,146
Net profit attributable to owners of the parent company	45,248	108,341

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, shareholders and potential investors of the Company are advised to consult their professional advisers.

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

Hong Kong, 29 April 2026

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. Geng Yuehua 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.*