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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)

(1) POLL RESULTS OF THE 2025 ANNUAL GENERAL MEETING HELD ON 29 MAY 2026
(2) APPOINTMENT OF CHAIRMAN OF THE BOARD AND SENIOR MANAGEMENT
(3) APPOINTMENT OF MEMBERS OF THE BOARD COMMITTEES AND
(4) PAYMENT OF ANNUAL DIVIDEND

Reference is made to the circular (the "**Circular**") and the notice (collectively, the "**AGM Documents**") dated 7 May 2026 in relation to the 2025 annual general meeting (the "**AGM**") of Poly Property Services Co., Ltd. (the "**Company**"). Unless the context otherwise requires, capitalized terms used herein shall have the same meanings as those defined in the AGM Documents.

The Board is pleased to announce that, the AGM of the Company was held on Friday, 29 May 2026 at the Conference Room, 2nd Floor, Poly Plaza, No. 832 Yue Jiang Zhong Road, Hai Zhu District, Guangzhou, Guangdong Province, the PRC.

The AGM was convened by the Board and chaired by Mr. Wang Yingnan, an executive Director. Ms. Wu Lanyu, Mr. Wang Yingnan, Mr. Wang Xiaojun, Ms. Tan Yan and Mr. Zhang Liqing, being the Directors of the Company, attended the AGM. Other Directors of the Company were unable to attend the AGM. The voting at the AGM was taken by way of poll.

Tricor Investor Services Limited, being the Company's H Share Registrar, was appointed by the Company as the scrutineer at the AGM.

The convening of the AGM was in compliance with the requirements of the applicable PRC laws and regulations, the Listing Rules and the Articles of Association.

As at the date of the AGM, a total of 553,333,400 Shares (comprising 206,333,310 Domestic Shares and 347,000,090 H Shares) of the Company were in issue. The independent trustee holding 1,069,822 H Shares under the restricted share incentive scheme abstained from voting in accordance with the requirements under the Listing Rules. Accordingly, Shareholders of the Company holding an aggregate of 206,333,310 Domestic Shares and 345,930,268 H Shares were entitled to attend and vote on the resolutions proposed at the AGM. Shareholders and their proxies who attended the AGM held an aggregate of 456,660,695 Shares of the Company with voting rights, representing approximately 82.53% of the total number of issued Shares of the Company as at the date of the AGM.

To the best knowledge, information and belief of the Board, save as disclosed above, no Shareholder has stated in the Circular any intention to vote against or to abstain from voting on the resolutions proposed at the AGM. Save as disclosed above, no Shareholder was required under the Listing Rules to abstain from voting on the resolutions at the AGM, and there were no Shares entitling the Shareholders to attend and abstain from voting in favour at the AGM as set out in Rule 13.40 of the Listing Rules.

POLL RESULTS OF THE AGM

At the AGM, the following resolutions were considered and passed by way of poll by Shareholders and their proxies. The poll results are set out as follows:

ORDINARY RESOLUTIONS		**Number of votes (%)**		
		For	**Against**	**Abstain**
1.	To consider and approve the 2025 Report of the Board of Directors.	456,459,969 (99.9560%)	0 (0.0000%)	200,726 (0.0440%)
2.	To consider and approve the 2025 Audited Consolidated Financial Statements.	456,459,969 (99.9560%)	0 (0.0000%)	200,726 (0.0440%)
3.	To consider and approve the 2025 Annual Report.	456,459,969 (99.9560%)	0 (0.0000%)	200,726 (0.0440%)
4.	To consider and approve the profit distribution plan for 2025 (the proposal of an annual dividend of RMB1.401 per Share (tax inclusive)).	456,660,695 (100.0000%)	0 (0.0000%)	0 (0.0000%)
5.	To consider and approve the re-appointment of BDO Limited and BDO China SHU LUN PAN Certified Public Accountants LLP as the overseas auditor and domestic auditor of the Company for 2026, respectively, for a term until the conclusion of the next annual general meeting of the Company, and to approve the Board to authorise the management to determine their remunerations and enter into the relevant agreements.	439,136,441 (96.1625%)	17,524,254 (3.8375%)	0 (0.0000%)

ORDINARY RESOLUTIONS		Number of votes (%)		
		For	Against	Abstain
6.	To consider and approve the election of the new session of the Board:			
6.1	Election of Ms. Wu Lanyu as an executive Director of the Company;	433,469,521 (94.9216%)	23,191,174 (5.0784%)	0 (0.0000%)
6.2	Election of Mr. Wang Yingnan as an executive Director of the Company;	455,231,920 (99.6871%)	1,428,775 (0.3129%)	0 (0.0000%)
6.3	Election of Mr. Liu Ping as a non-executive Director of the Company;	454,517,529 (99.5307%)	2,143,166 (0.4693%)	0 (0.0000%)
6.4	Election of Mr. Liu Zhihui as a non-executive Director of the Company;	453,457,685 (99.2986%)	3,203,010 (0.7014%)	0 (0.0000%)
6.5	Election of Mr. Wang Xiaojun as an independent non-executive Director of the Company;	456,404,237 (99.9438%)	256,458 (0.0562%)	0 (0.0000%)
6.6	Election of Ms. Tan Yan as an independent non-executive Director of the Company;	456,404,237 (99.9438%)	256,458 (0.0562%)	0 (0.0000%)
6.7	Election of Mr. Zhang Liqing as an independent non-executive Director of the Company; and	456,404,237 (99.9438%)	256,458 (0.0562%)	0 (0.0000%)
6.8	To authorise the Board to determine the remunerations of the Directors.	456,628,831 (99.9930%)	31,864 (0.0070%)	0 (0.0000%)
SPECIAL RESOLUTIONS		**Number of votes (%)**		
		For	**Against**	**Abstain**
7.	To consider and approve the grant of the General Mandate to the Board to Issue Shares (details of the resolution are set out in the Circular).	429,214,608 (93.9898%)	27,443,020 (6.0095%)	3,067 (0.0007%)
8.	To consider and approve the grant of the General Mandate to the Board to Repurchase H Shares (details of the resolution are set out in the Circular).	456,657,628 (99.9993%)	0 (0.0000%)	3,067 (0.0007%)

As more than one-half of the votes were cast in favour of the above ordinary resolutions No. 1 to 6, such ordinary resolutions were duly passed. As more than two-thirds of the votes were cast in favour of the above special resolutions No. 7 and 8, such special resolutions were duly passed.

ELECTION OF THE NEW SESSION OF THE BOARD

Upon approval by the Shareholders at the AGM, Mr. Liu Ping and Mr. Liu Zhihui were appointed as non-executive Directors of the fourth session of the Board of the Company; Ms. Wu Lanyu and Mr. Wang Yingnan were appointed as executive Directors of the fourth session of the Board of the Company; and Mr. Wang Xiaojun, Ms. Tan Yan and Mr. Zhang Liqing were appointed as independent non-executive Directors of the fourth session of the Board of the Company. Each of the above Directors has been appointed for a term of three years commencing from the date of appointment (i.e. 29 May 2026) until the expiry of the term of the fourth session of the Board.

The biographical details of the above Directors have been set out in the Circular in accordance with Rule 13.51(2) of the Listing Rules. As of the date of this announcement, there has been no change to such information. Each of the above independent non-executive Directors has confirmed that they have met the independence factors set out in Rule 3.13 of the Listing Rules. The Company has assessed their independence and considers that they meet the independence factors set out in Rule 3.13 of the Listing Rules and are independent.

APPOINTMENT OF CHAIRMAN OF THE BOARD AND SENIOR MANAGEMENT

The Board is pleased to announce that, in accordance with the relevant provisions of the Articles of Association of the Company, the Board has resolved to elect Ms. Wu Lanyu as the chairman of the Board of the Company, for a term concurrent with the term of the fourth session of the Board.

The Board further announces that, in accordance with the relevant provisions of the Articles of Association of the Company, the Board has resolved to: (1) appoint Mr. Wang Yingnan as the general manager of the Company; (2) appoint Mr. Liu Long, Mr. Zou Fushun, Mr. Zhao Binbin and Ms. Zhu Ruijia as the deputy general managers of the Company; (3) appoint Mr. Liu Long as the secretary to the Board of the Company; and (4) appoint Mr. He Jielun as the chief financial officer of the Company. Each of these senior management members has been appointed for a term concurrent with the term of the fourth session of the Board. For their biographical details, please refer to the 2025 Annual Report of the Company.

APPOINTMENT OF MEMBERS OF THE BOARD COMMITTEES

The Board has resolved to appoint the members of the committees of the fourth session of the Board, the composition of which is as follows:

(I) Audit Committee

Chairman: Ms. Tan Yan

Members: Mr. Liu Zhihui, Mr. Wang Xiaojun and Mr. Zhang Liqing

(II) Remuneration Committee

Chairman: Mr. Wang Xiaojun

Members: Ms. Tan Yan and Mr. Zhang Liqing

(III) Nomination Committee

Chairman: Ms. Wu Lanyu

Members: Mr. Liu Ping, Mr. Wang Xiaojun, Ms. Tan Yan and Mr. Zhang Liqing

(IV) Strategy and Sustainability Committee

Chairman: Ms. Wu Lanyu

Members: Mr. Liu Ping, Mr. Wang Yingnan, Ms. Tan Yan and Mr. Zhang Liqing

Each of the members of the Board committees has been appointed for a term concurrent with the term of the fourth session of the Board.

PAYMENT OF ANNUAL DIVIDEND

As the above ordinary resolution No. 4 regarding the profit distribution plan for 2025 was duly passed at the AGM, the Board is pleased to announce the following details regarding the payment of the annual dividend for the year ended 31 December 2025 (the "**Annual Dividend**") to the Shareholders:

The Annual Dividend will be distributed to the Shareholders whose names appear on the register of members of the Company at the close of business on Friday, 5 June 2026. For the purpose of determining the entitlement of the H Shareholders of the Company to the Annual Dividend, the H Share register of members of the Company will be closed from Thursday, 4 June 2026 to Friday, 5 June 2026, both days inclusive, during which no transfer of H Shares will be registered. In order for H Shareholders to qualify for the proposed Annual Dividend, all properly completed share transfer forms together with the relevant share certificates must be lodged with the Company's H Share Registrar, Tricor Investor Services Limited, at 17/F, Far East Finance Centre, 16 Harcourt Road, Hong Kong, for registration not later than 4:30 p.m. on Wednesday, 3 June 2026.

The Annual Dividend payable to the Domestic Shareholders, Shareholders investing in H Shares through the Shanghai Stock Exchange or the Shenzhen Stock Exchange ("**Southbound Trading**"), and Shareholders holding H Shares through the H Share "Full Circulation" shall be paid in Renminbi, and the Annual Dividend payable to the remaining H Shareholders shall be declared in Renminbi and paid in Hong Kong dollars, the exchange rate of which will be calculated based on the average exchange rate of Renminbi against Hong Kong dollars (i.e. RMB0.87178 to HK$1.00) published by the People's Bank of China five business days prior to the AGM. Accordingly, the Annual Dividend payable per H Share shall be HK$1.60706 (before tax). The Annual Dividend will be paid on or before Wednesday, 15 July 2026.

Pursuant to the Enterprise Income Tax Law of the PRC (《中華人民共和國企業所得税法》), which came into effect on 1 January 2008, and amended on 24 February 2017 and 29 December 2018, the Provision for Implementation of Enterprise Income Tax Law of the PRC (《中華人民共和國企業所得税法實施條例》), which took effect on 1 January 2008 and amended on 23 April 2019 and 6 December 2024, and the Notice on the Issues Concerning Withholding the Enterprise Income Tax on the Dividends Paid by Chinese Resident Enterprise to H Shareholders which are Overseas Non-resident Enterprises (Guo Shui Han [2008] No. 897) (《關於中國居民企業向境外H股非居民企業股東派發股息代扣代繳企業所得税有關問題的通知》(國税函[2008]897號)), which was promulgated by the State Administration of Taxation and came into effect on 6 November 2008, etc., where a PRC domestic enterprise distributes dividends for 2008 and subsequent years for financial periods beginning from 1 January 2008 to non-resident enterprise shareholders, it is required to withhold 10% enterprise income tax for such non-resident enterprise shareholders. Therefore, as a PRC domestic enterprise, the Company will, after withholding 10% of the Annual Dividend as enterprise income tax, distribute the Annual Dividend to non-resident enterprise Shareholders whose names appear on the H Share register of members of the Company, i.e. any Shareholders who hold H Shares in the name of non-individual Shareholders, including but not limited to HKSCC Nominees Limited, other nominees, trustees, or H Shareholders registered in the name of other organisations and groups. After receiving dividends, the non-resident enterprise Shareholders may apply to the competent tax authorities for enjoying treatment of tax treaties (arrangement) in person or by proxy or by the Company, and provide information to prove that they are actual beneficiaries under the requirements of such tax treaties (arrangement). After the competent tax authorities have verified that there is no error, it shall refund the tax difference between the amount of tax levied and the amount of tax payable calculated at the tax rate under the requirements of the relevant tax treaties (arrangement).

On 28 June 2011, the State Administration of Taxation promulgated the Notice on the Issues on Levy of Individual Income Tax after the Abolishment of Guo Shui Fa [1993] No. 045 Document (Guo Shui Han [2011] No. 348) (《關於國税發[1993]045號文件廢止後有關個人所得税徵管問題的通知》(國税函[2011]348號)) (the "**No. 348 Circular**"). Pursuant to the No. 348 Circular, foreign resident individual shareholders holding the shares of a domestic non-foreign-invested enterprise issued in Hong Kong are entitled to the relevant preferential tax treatments pursuant to the provisions in the tax treaties entered into between the country(ies) in which they are domiciled and the PRC, and the tax arrangements between the PRC and Hong Kong or Macau. Pursuant to the No. 348 Circular, individual income tax at a tax rate of 10% may in general be withheld in respect of the dividend and bonus to be distributed by the domestic non-foreign-invested enterprises whose shares have been issued in Hong Kong, without the need to make any application for preferential tax treatments. However, the tax rate for each foreign resident individual shareholder may vary depending on the relevant tax treaties between the country(ies) of their domicile and the PRC.

Pursuant to the relevant requirements under the Notice on the Tax Policies Related to the Pilot Program of the Shenzhen-Hong Kong Stock Connect (Cai Shui [2016] No. 127) (《關於深港股票市場交易互聯互通機制試點有關稅收政策的通知》(財稅[2016]127 號)) and the Notice on the Tax Policies Related to the Pilot Program of the Shanghai-Hong Kong Stock Connect (Cai Shui [2014] No. 81) (《關於滬港股票市場交易互聯互通機制試點有關稅收政策的通知》(財稅[2014]81 號)), for dividends and bonuses received by domestic individual investors from investing in H shares listed on the Stock Exchange through Southbound Trading, the company that issued such H shares shall withhold individual income tax at the rate of 20% on behalf of the investors. For dividends and bonuses received by domestic securities investment funds from investing in shares listed on the Stock Exchange through Southbound Trading, the tax payable shall be the same as that for individual investors. The company that issued such H shares will not withhold the income tax for dividends and bonuses on behalf of domestic enterprise investors and those domestic enterprise investors shall declare and pay the relevant tax themselves.

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

Guangzhou, the PRC, 29 May 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.