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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)

APPOINTMENT OF NON-EXECUTIVE DIRECTOR AND CHANGE IN COMPOSITION OF BOARD COMMITTEES

APPOINTMENT OF NON-EXECUTIVE DIRECTOR

The board of directors (the “**Board**”) of Poly Property Group Co., Limited (the “**Company**”, together with its subsidiaries, the “**Group**”) hereby announces that, in accordance with Article 107 of the Company’s Articles of Association, Mr. Liu Wensheng (“**Mr. Liu**”) has been appointed as Non-executive Director of the Company, effective from 2 July 2026. Mr. Liu’s biographical details are set out below.

Mr. Liu Wensheng

Liu Wensheng, aged 57, holds a college diploma and is a qualified accountant. Mr. Liu previously served as the financial manager of the finance department, general office director, and assistant to the general manager of Guangzhou Poly Industrial Development Co., Ltd.* (廣州保利實業有限公司); deputy general manager and chief financial officer of Poly (Wuhan) Real Estate Development Co., Ltd.* (保利（武漢）房地產開發公司); executive deputy general manager of Nanhai Huarong Industry Company Ltd* (南海樺榮實業有限公司); general manager and chairman of Poly South China Holdings Co., Ltd.* (保利華南實業有限公司); chairman of Poly Bay Area Investment Development Co., Ltd.* (保利灣區投資發展有限公司); chairman of Poly Hainan Tourism Development Co., Ltd.* (保利海南旅遊發展有限公司); chairman of Guangdong Poly Urban Development Co., Ltd.* (廣東保利城市發展有限公司); chairman of Shanghai Poly Jianjin Real Estate Co., Ltd.* (上海保利建錦房地產有限公司); deputy general manager of Poly Developments and Holdings Group Co., Ltd. (“**Poly Developments and Holdings**”, the shares of which are listed on the Main Board of the

Shanghai Stock Exchange, Stock Code: 600048); Party Secretary and chairman of Poly Union Group Corporation* (保利久聯控股集團有限責任公司); chairman of Poly Orica Management Co., Ltd.* (保利澳瑞凱管理有限公司); Party Secretary and chairman of Poly Union Chemical Holding Group Co., Ltd. (“**Poly Union**”, the shares of which are listed on the Main Board of the Shenzhen Stock Exchange, Stock Code: 002037); and vice chairman of the China Explosive Materials Trade Association. Mr. Liu currently serves as a designated external director for China Poly Group Corporation Limited, and director of Poly Property Group Co., Ltd. (Shanghai)* (保利置業集團有限公司(上海)).

On 26 October 2023, the Guizhou Regulatory Bureau of the China Securities Regulatory Commission issued a Decision on Administrative Regulatory Measures (No. 15 of 2023) (《行政監管措施決定書》(【2023】15號)), stating that Poly Union had failed to perform its disclosure obligations in a timely manner as required in respect of its subsidiary’s acquisition of mining rights through auction, and imposed a regulatory interview measure against Mr. Liu Wensheng, who was then the chairman, and recorded the measure in the integrity file of the securities and futures market. The Board has carefully assessed the above circumstances and considers that the matter does not involve any dishonesty or fraud, and will not have any material adverse impact on Mr. Liu’s integrity or his suitability to serve as a Non-executive Director of the Company. The Board also considers that Mr. Liu possesses the professional qualifications and competence, and believes that his extensive professional experience will make a positive contribution to the corporate governance and development of the Company.

The Company has entered into a letter of appointment with Mr. Liu for a term of three years commencing from 2 July 2026, subject to re-election at the first annual general meeting of the Company following his appointment in accordance with Article 107 of the Articles of Association of the Company. In addition, he is subject to retirement by rotation and re-election at annual general meetings of the Company in accordance with the Articles of Association of the Company. Mr. Liu will not receive any director’s emoluments from the Company. As at the date of this announcement, within the meaning of Part XV of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong), Mr. Liu is interested in 554,925 shares of Poly Developments and Holdings, an associated corporation of the Company, representing approximately 0.0046% of its total number of issued shares.

Save as disclosed above, as at the date of this announcement, Mr. Liu does not (i) hold any position with the Company or other members of the Group; (ii) hold any directorship in any other public companies the securities of which are listed on any securities market in Hong Kong or overseas during the past three years; (iii) have any other major appointments and professional qualifications; (iv) have any relationship with any directors, senior management, or substantial or controlling shareholders (as defined in the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “**Listing Rules**”)) of the Company; (v) have any interest in the shares of the Company or any of its associated corporations within the meaning of Part XV of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong); and (vi) have any other information that is required to be disclosed pursuant to Rules 13.51(2)(h) to (v) of the Listing Rules, and there is no other matter that needs to be brought to the attention of the shareholders of the Company.

The Board would like to extend a warm welcome to Mr. Liu.

CHANGE IN COMPOSITION OF BOARD COMMITTEES

The Board further announces that:

1. Audit Committee

- (1) Mr. Liu Wensheng has been appointed as a member of the Audit Committee; and
- (2) Immediately following the above change, the Audit Committee will comprise seven members, namely Ms. Lam Sau Fung (chairlady), Mr. Liu Wensheng, Mr. Geng Yuehua, Mr. Deng Huan, Mr. Fung Chi Kin, Mr. Ng Kim Lam and Ms. Zang Yunzhi.

2. Remuneration Committee

- (1) Mr. Liu Wensheng has been appointed as a member of the Remuneration Committee; and
- (2) Immediately following the above change, the Remuneration Committee will comprise five members, namely Mr. Fung Chi Kin (chairman), Mr. Hu Zaixin, Mr. Liu Wensheng, Ms. Lam Sau Fung and Ms. Zang Yunzhi.

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

Hong Kong, 2 July 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. Liu Wensheng, Mr. Geng Yuehua and Mr. Deng Huan, and the Independent Non-executive Directors of the Company are Mr. Fung Chi Kin, Mr. Ng Kim Lam, Ms. Lam Sau Fung and Ms. Zang Yunzhi.

**English translation is for identification purposes only.*