保利置業
POLY PROPERTY

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)

PROFIT WARNING

This announcement is made by Poly Property Group Co., Limited (the "**Company**", together with its subsidiaries, the "**Group**") pursuant to Rule 13.09 of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited and the Inside Information Provisions under Part XIVA of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong).

The board of directors of the Company (the "**Board**") hereby informs the shareholders and investors of the Company that, based on the financial information currently available, the Group expects that the loss attributable to owners of the Company for the six months ended 30 June 2026 will be in the range of RMB 700 million to RMB 800 million, as compared to a profit attributable to owners of the Company of RMB 208 million for the six months ended 30 June 2025.

The expected loss is mainly due to: (1) The Group's revenue recognition primarily depends on the delivery time of development projects. During the period, delivered projects decreased compared to the same period last year, leading to a temporary decline in revenue. (2) The mainland real estate industry remains to consolidate at its bottom, with continued pressure on market volume and price, leading to a decline in the gross profit margin of the property development business segment. The destocking of some long-term inventory projects further dragged down the overall gross profit margin.

Since the industry adjustment, the Group has sustained stable sales volumes while achieving consistent improvements in its net gearing ratio and borrowing costs, with its overall operating fundamentals remaining solid throughout. As of 30 June 2026, the three red-line indicators remained in the green zone, with the total borrowing scale steadily declining and total cash reserves staying ample. The Property Group (the Group together with its joint ventures and associated companies) completed contracted sales of approximately RMB 23.2 billion in the first half of this year.

As the Company is still in the process of finalising the results of the Group for the six months ended 30 June 2026, the information set out in this announcement is only based on a preliminary assessment by the management of the Company based on the consolidated management accounts of the Company and other information currently available to the Company which have not been audited nor reviewed by the Company's auditor or reviewed by the audit committee of the Board. As such, the actual interim results of the Group for the six months ended 30 June 2026 may differ from what is disclosed in this announcement. Details of the financial information for the six months ended 30 June 2026 to be disclosed in the interim results announcement of the Company shall prevail.

Shareholders and potential investors of the Company are advised to exercise caution when dealing in the shares of the Company.

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.

** For identification purposes only.*