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)

VOLUNTARY ANNOUNCEMENT
APPROVAL BY THE CHINA SECURITIES REGULATORY COMMISSION FOR PUBLIC ISSUE OF DOMESTIC CORPORATE BONDS BY A WHOLLY-OWNED SUBSIDIARY OF THE COMPANY

This is a voluntary announcement made by Poly Property Group Co., Limited (the "**Company**").

The board of directors of the Company is pleased to announce that, on 9 September 2026, the China Securities Regulatory Commission (中國證券監督管理委員會) (the "**CSRC**") approved the application made by Poly Property Group Co., Ltd.* (保利置業集團有限公司) ("**Shanghai Poly Property**"), a wholly-owned subsidiary of the Company established in the People's Republic of China, for the public issue of domestic corporate bonds (the "**Corporate Bonds**") with an aggregate value of not exceeding RMB9,826 million to professional investors. Pursuant to such approval, Shanghai Poly Property may issue the Corporate Bonds in tranches within 24 months from the date of the CSRC's approval of the application for the issue of the Corporate Bonds.

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, 17 September 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.*