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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) PROPOSED CHANGE OF DIRECTOR
(2) RESIGNATION OF DIRECTOR

PROPOSED CHANGE OF DIRECTOR

Poly Property Services Co., Ltd. (the "**Company**") hereby announces that, upon the nomination by Poly Developments and Holdings Group Co., Ltd. ("**Poly Developments and Holdings**", and together with its subsidiaries, "**Poly Developments and Holdings Group**"), the controlling shareholder of the Company, Mr. Pan Zhihua ("**Mr. Pan**") has been considered and approved by the board of directors of the Company (the "**Board**") as the candidate for non-executive director of the Company. His term of office will commence on the date when the approval from the extraordinary general meeting of the Company (the "**EGM**") is obtained and end on the date when the term of the current session of the Board expires, subject to the approval by the shareholders of the Company (the "**Shareholders**") by way of ordinary resolution at the EGM.

The biography of Mr. Pan is as follows:

Mr. Pan Zhihua (潘志華先生), aged 47, joined Poly Developments and Holdings Group in 2001, and has primarily and successively served as the general manager of Hebei Poly Real Estate Development Co., Ltd. (河北保利房地產開發有限公司), the general manager of Shanxi Poly Real Estate Development Co., Ltd. (山西保利房地產開發有限公司), the general manager of the strategic investment management centre of Poly Developments and Holdings, and the assistant general manager and deputy general manager of Poly Developments and Holdings. Mr. Pan is currently a director and the general manager of Poly Developments and Holdings.

Mr. Pan obtained a bachelor degree of Economics from Renmin University of China in July 2001, a master degree of Business Administration from Central University of Finance and Economics in June 2011, and a doctorate degree of Management from Wuhan University in June 2019. Mr. Pan has been qualified as a Professorate Senior Economist.

Upon the formal appointment as a non-executive director of the Company, Mr. Pan will enter into a director's service contract with the Company. Mr. Pan will not receive any director's fee from the Company during his term of office as a non-executive director of the Company.

As of the date of this announcement, Mr. Pan beneficially owns 302,622 shares in Poly Developments and Holdings within the meaning of Part XV of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong) (the "**SFO**").

Save as disclosed above, as of the date of this announcement, Mr. Pan has confirmed that he (i) does not hold any other position in the Company and its subsidiaries; (ii) has not held any directorship in any other companies listed on any securities market in Hong Kong or overseas in the last three years and does not have any other major appointments and professional qualifications; (iii) does not have any relationships with any directors, senior management, substantial shareholders or controlling shareholders of the Company; (iv) does not have any interests in the shares of the Company and its associated corporations within the meaning of Part XV of the SFO.

Save as mentioned above, the Board is not aware of any other information in relation to the election of Mr. Pan as a director of the Company that is required to be disclosed pursuant to the requirements of Rule 13.51(2) of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited and there are no other matters that need to be brought to the attention of the Shareholders.

The proposed appointment of Mr. Pan is subject to the approval by the Shareholders at the EGM of the Company. A circular containing, among others, (i) further details on the proposed appointment of Mr. Pan as a non-executive director of the Company, and (ii) a notice convening the EGM will be published in due course on the designated website of The Stock Exchange of Hong Kong Limited (www.hkexnews.hk) and the website of the Company (www.polywuye.com) and dispatched to the Shareholders who request printed copies.

RESIGNATION OF DIRECTOR

The Company further announces that Mr. Liu Ping ("**Mr. Liu**") has tendered his resignation as a non-executive director of the Company and a member of the nomination committee and the strategy and sustainability committee of the Board due to work adjustment, with effect from 13 November 2026. Mr. Liu has confirmed that he has no disagreement with the Board and there are no other matters in relation to his resignation that need to be brought to the attention of the Shareholders. The Company would like to express its sincere gratitude to Mr. Liu for his contribution to the Company and the Board during his tenure of office.

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

Guangzhou, the PRC, 13 November 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.