



保利置業  
POLY PROPERTY

# NEWSLETTER

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# 01 Debut Project

## Shanghai Poly Serene Centro

The Project is located within the Eastern Bund of Yangpu District, which is within inner ring and belongs to traditional residential area of the central urban area with huge potential for future development as urban renewal projects continue to implement in the area. It is surrounded by Metro Lines 12 and 18, approximately 200-metre walk from the Jiangpu Park Station, enjoying convenient transportation. The site is well-developed with mature facilities and strong residential atmosphere in the vicinity. The project, with a planned GFA of approximately 49,000 sq. m., is intended to be developed into high-rise residential buildings.

The Group acquired the project in July 2023 and put to the market in July 2024. As the end of September, a total of 281 apartment units were launched and realized sales amount of approximately RMB2.8 billion, achieving a sell-through rate of over 80%.

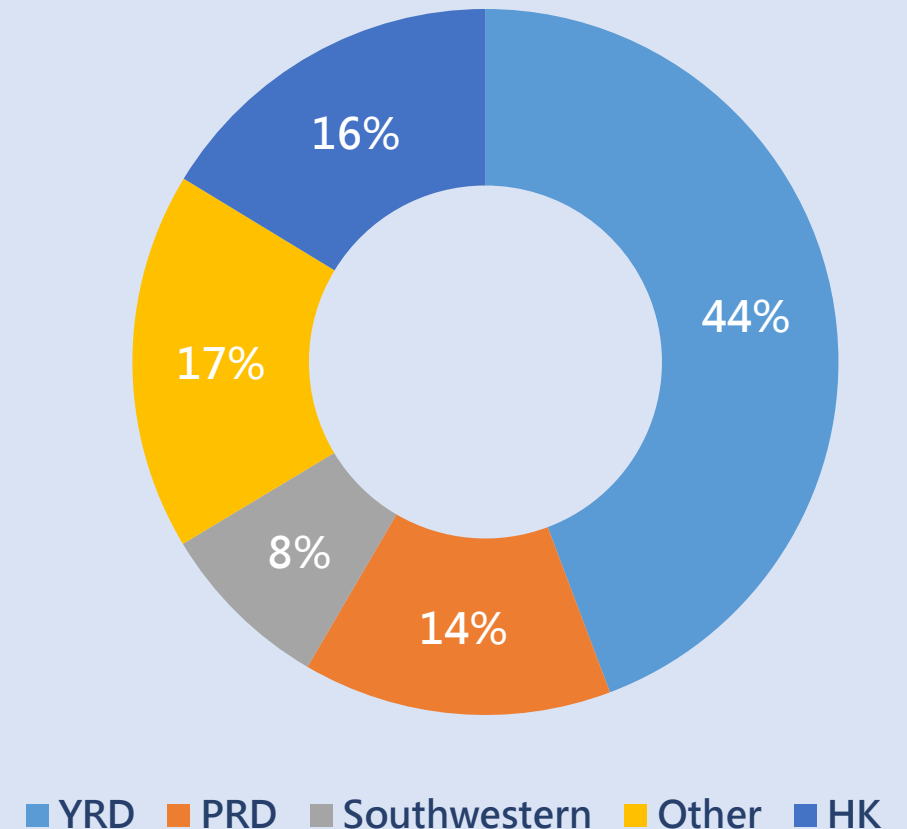


# 02 Sales Performance

As at the end of September 2024, the Group has recorded contracted sales of RMB40.2 billion. The contracted area sold amounted to 1,586,000 sq. m., with average selling price of RMB25,376 per sq. m.. During the period, the contracted sales in Yangtze River Delta and Great Bay Area accounted for 75%. In terms of contracted sales, the top five cities were Shanghai, Hong Kong, Jinan, Guangzhou and Hangzhou. In September, the Group ranked 17<sup>th</sup> on the CRIC list in terms of total sales amount.

There were three debut projects launched between June and September, namely Suzhou Poly Junhua Gentle Villa, Shanghai Poly Serene Centro and Suzhou Classics Mansion.

### Contracted Sales Breakdown by Regions



# 03 Property Operation

Major Operating Properties	Type	GFA Held ( '000 sq. m.)	Occupancy Rate #
Beijing Poly Plaza	Office	15	77%
Shanghai Poly Plaza (Partial)	Office and Commercial	30	72%
Shanghai Stock Exchange Building (Partial)	Office	48	56%
Shenzhen Poly Cultural Plaza (Partial)	Commercial	135	89%
Wuhan Poly Plaza (Partial)	Office	56	52%
Beijing Poly Plaza Hotel	Hotel	63	74%
Hyatt Regency Shanghai Jiading	Hotel	69	79%
Wuhan Poly Hotel	Hotel	28	60%

# The average occupancy rate is calculated from Jan to Sep 2024

# 04 New Project

## Ningbo Lianhu Road Project

The project is located in the East New Town, Ningbo, which is the new political, financial and exhibition centre of the city. It is approximately 200 metres away from the Donghuan South Road Station of Metro Line 1, offering convenient transportation. The surrounding development is mature, with comprehensive education, medical and commercial facilities, ensuring a perfect living environment.

The project, with a planned total gross floor area of approximately 206,000 square metres, is intended to be developed into high-rise residential buildings. The Group holds a 60% interest.



# 04 New Project

## Jinan Western CBD Project

The project is located in the CBD area of Lixia District, Jinan, neighbouring the Second Ring East Road in the east and Jiefang East Road in the north, both of which are iconic trunk roads, enjoying convenient transportation. Jinan's key schools, Dianliu No.1 Primary School and Dianliu No.1 Middle School, are both located on the west side of the project, and with complete commercial and medical facilities in the vicinity and high convenient in life. There are landscape resources such as Quanfu River, Yanchi Mountain, Maoling Mountain and Baihua Park around the project, enjoying an advantageous geographical position.

The project, with a planned total gross floor area of approximately 66,000 square metres, is intended to be developed into high-rise residential buildings. The Group holds a 30% interest.



# 04 New Project

## Jinan Cultural and Tourism City Project

The project is located in Lianhuashan area of Licheng District, Jinan, about 1 kilometer away from Jingshi Road and Lyuyou Road, both of which are the iconic transportation trunk roads in Jinan, making transportation convenient. The surrounding development is relatively mature, with complete educational, commercial and medical facilities. The project is surrounded by landscape resources such as Hancang River, Fenghuang Mountain and Lianhuashan Mountain Park, providing a prime geographical location.

The project, with a planned total gross floor area of approximately 393,000 square metres, is intended to be developed into high-rise residential buildings. The Group holds a 34% interest.

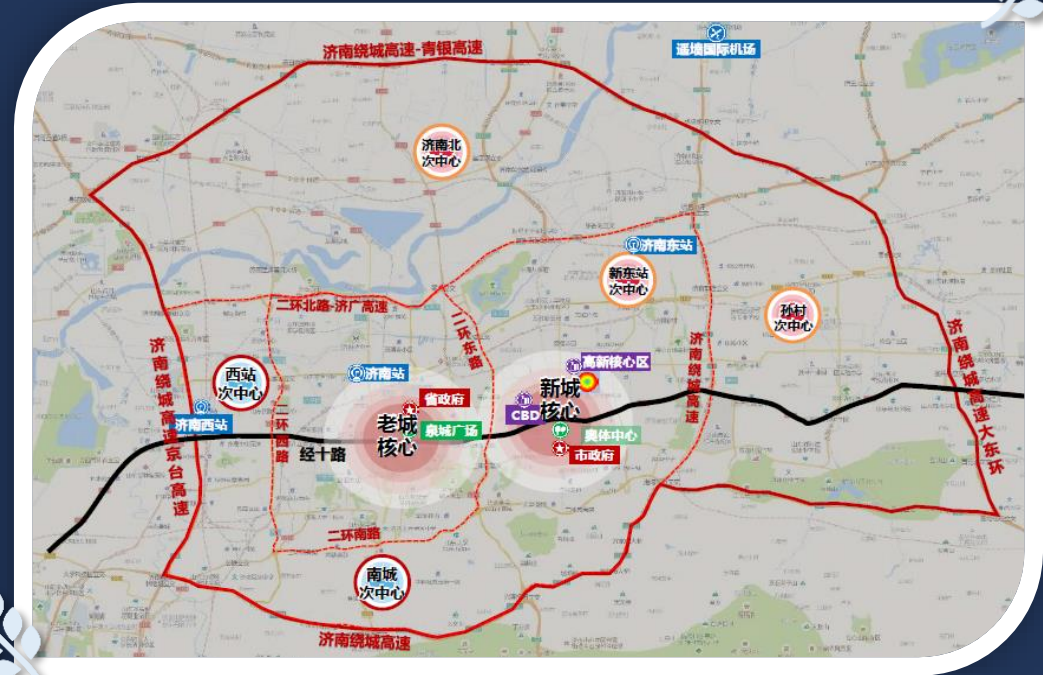


# 04 New Project

## Jinan Gao Xin Project

The project is located in the core area of the Jinan High-tech Zone, within the Xianwen area. The site is adjacent to the Central Business District to the west and the Olympic Sports and Administrative District to the south, benefiting from a prime location in a well-developed area of Jinan. The project is approximately 4 kilometers from the CBD and the Olympic Sports Center, and 7 kilometers from Jinan East Station, ensuring excellent transportation accessibility. Within a 3-kilometer radius, there are comprehensive amenities including commercial, medical, and educational facilities, making life convenient.

The project, with a planned total gross floor area of approximately 135,000 square metres, is intended to be developed into high-rise residential buildings. The Group holds a 51% interest.





# 04 New Project

## Shenzhen Bao An Project

The project is located in the Bao'an Central area of the Xin'an Street in Shenzhen, within the Qianhai core zone, just 700 metres from the Bao'an District Government. It is approximately 600 metres from the Bao'an Station on Metro Line 11 and 1.2 kilometers from the Baotai Station on Line 1, ensuring high transportation convenience. Within a 1-kilometer radius, there are ample amenities including medical, educational, cultural, and commercial facilities, creating a strong residential atmosphere.

The project, with a planned total gross floor area of approximately 80,000 square metres, is intended to be developed into high-rise residential buildings. The Group holds a 100% interest.



# 05 Land Reserves

'000 sq. m.

Project	GFA	Interest	Project	GFA	Interest	Project	GFA	Interest	Project	GFA	Interest
Shanghai Poly Vibe Centro	86	100%	Ningbo Lianhu Road Project	206	60%	Guiyang Poly Phoenix Bay	215	51%	Jinan Poly Grand Joy II	390	100%
Shanghai Poly Dawn Light Residence	107	100%	Hangzhou Jade Urban	201	30%	Guiyang Poly Bright Moon on Top	189	100%	Jinan Poly Jade	152	100%
Shanghai Poly Center Manor	604	51%	Yuyao Poly Jordan International	312	100%	Zunyi Poly Metropolis of Future	2,105	70%	Jinan Poly Park TOD	140	80%
Shanghai Poly Serene Centro	49	100%	Deqing Poly Origin	67	100%	Nanning Poly Town Phase II	479	100%	Jinan Poly Crown	334	100%
Shanghai Lanzhou Road Project	14	49%	Guangzhou Poly Gratified West Bay	391	75%	Nanning Poly Jin House	163	51%	Jinan Poly Quehua Peak Scenery	83	51%
Kunshan Poly Brilliant Palace	328	51%	Guangzhou Poly Polaris	114	100%	Nanning Poly Park City	281	100%	Jinan Western CBD Project	66	30%
Kunshan Poly Shangyun Fu	134	100%	Guangzhou Poly Moonlight Lake	129	100%	Kunming Poly City	499	90%	Jinan Cultural and Tourism City Project	393	34%
Changzhou Poly Jingyue Palace	87	51%	Guangzhou Poly Chill Residence	81	100%	Kunming Poly Moonlight Mansion	87	51%	Jinan Gao Xin Project	135	51%
Suzhou Poly Lake Mansion	104	100%	Foshan Poly Mansion	89	100%	Wuhan Poly City	460	68%	Yantai Poly Moon Mansion	50	51%
Suzhou Urban Ideal Habitat	161	20%	Shenzhen Poly Keenstar Super City	1,858	50%	Wuhan Poly Embossed Elegance	284	55%	Weihai Poly Moon Fenghua	118	51%
Suzhou Tide Mansion	152	36%	Shenzhen Poly New Dream	183	51%	Wuhan Poly Emerald Mansion	227	100%	Weifang Zoina Poly Mansion	110	30%
Suzhou Poly Junhua Gentle Villa	103	51%	Shenzhen Poly Vibe Centro	171	51%	Wuhan Poly Bright Lights	112	100%	Wanning Poly Peninsula No.1	456	100%
Suzhou Classics Mansion	119	40%	Shenzhen Poly Urban Cultural Bay	59	100%	Harbin Guang Xin Project	244	100%	Hong Kong Chill Residence	43	70%
Ningbo Hai Shu Project	71	100%	Shenzhen Poly Jade Apartments	138	51%	Mudanjiang Poly Landscape	34	100%	Hong Kong Pano Harbour	102	35%
Ningbo Poly Rising	185	100%	Shenzhen Bao An Project	80	100%	Jinan Pili House	83	25%	<b>Grand Total</b>	<b>15,035</b>	
Ningbo Poly Villa Re Place	234	100%	Guiyang Poly Park 2010	253	100%	Jinan Huai Yin Project	134	75%			