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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)

UNAUDITED KEY FINANCIAL DATA OF A WHOLLY-OWNED SUBSIDIARY OF THE COMPANY FOR THE THREE MONTHS ENDED 31 MARCH 2025

Poly Property Group Co., Ltd.* (保利置業集團有限公司, “Shanghai Poly Property”), a wholly-owned subsidiary of Poly Property Group Co., Limited (the “Company”), has issued certain domestic debt financing instruments in China. According to the relevant China regulations, Shanghai Poly Property is required to publish its financial data on a quarterly basis on the websites recognized by the National Association of Financial Market Institutional Investors, such as Beijing Financial Assets Exchange (北京金融資產交易所) (www.cfae.cn) during the term of such debt financing instruments. Shanghai Poly Property will disclose its financial information for the three months ended 31 March 2025 on the above websites. Such financial information is prepared in accordance with the China Accounting Standards for Business Enterprises and is unaudited.

Set out below are the key unaudited consolidated financial data of Shanghai Poly Property for the three months ended 31 March 2025:

Items	As at 31 March 2025	As at 31 December 2024
	RMB'000	RMB'000
Total assets	167,905,529	167,854,615
Total liabilities	139,203,579	139,314,010
Total equity	28,701,950	28,540,605
Bank balances, deposits and cash at end of period	28,722,799	29,439,773

Items	For the three months ended 31 March	
	2025	2024
	<i>RMB '000</i>	<i>RMB '000</i>
Operating revenue	7,106,627	2,131,448
Total operating cost	6,766,541	2,368,964
Operating profit/(loss)	333,429	(223,019)
Total profit/(loss)	339,802	(219,119)
Net profit/(loss)	245,346	(231,648)
Net profit/(loss) attributable to owners of the parent company	161,495	(207,989)

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, the shareholders and potential investors of the Company are advised to seek professional advice from their own professional or financial advisers.

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

Hong Kong, 29 April 2025

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. Zhang Yi, Mr. Gong Jian and Mr. Deng Huan, and the independent non-executive directors of the Company are Mr. Fung Chi Kin, Ms. Leung Sau Fan, Sylvia, Mr. Wong Ka Lun and Mr. Ng Kim Lam.

** for identification purpose only*