

*Hong Kong Exchanges and Clearing Limited and The Stock Exchange of Hong Kong Limited take no responsibility for the contents of this announcement, make no representation as to its accuracy or completeness and expressly disclaim any liability whatsoever for any loss howsoever arising from or in reliance upon the whole or any part of the contents of this announcement.*



# 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**”) would like to inform the shareholders and investors of the Company that based on the currently available financial information, the Group expects that the profit attributable to owners of the Company for the six months ended 30 June 2025 would drop by 40%-50% period-on-period. The decrease in profit attributable to owners of the Company was mainly due to high land appreciation tax on certain projects recognised during the period, an increase in selling expenses driven by intense market competition, and a decline in the proportion of profit attributable to the owners of the Company.

As the Company is still in the process of finalising the results of the Group for the six months ended 30 June 2025, 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 2025 may differ from what is disclosed in this announcement. Details of the financial information for the six months ended 30 June 2025 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, 1 August 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.*