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)

UNAUDITED KEY FINANCIAL DATA OF A WHOLLY-OWNED SUBSIDIARY OF THE COMPANY FOR THE NINE MONTHS ENDED 30 SEPTEMBER 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 nine months ended 30 September 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 nine months ended 30 September 2025:

Items	As at 30 September 2025 *RMB'000*	As at 31 December 2024 *RMB'000*
Total assets	170,510,091	167,854,615
Total liabilities	140,870,225	139,314,010
Total equity	29,639,866	28,540,605
Bank balances, deposits and cash at end of period	25,527,368	29,439,773

Items	For the nine months ended 30 September 2025	2024
	RMB'000	*RMB'000*
Operating revenue	22,758,847	12,496,089
Operating cost	21,616,818	12,510,698
Operating profit	1,018,344	69,691
Total profit	1,001,121	129,400
Net profit/(loss)	333,653	(149,510)
Net profit attributable to owners of the parent company	63,311	20,502

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, 28 October 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 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*