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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)

APPOINTMENT OF NON-EXECUTIVE DIRECTOR AND CHANGES IN THE COMPOSITION OF BOARD COMMITTEES

The Board hereby announces that, effective from 10 November 2025, Mr. Geng Yuehua has been appointed as Non-executive Director and member of the Audit Committee and the Nomination Committee.

APPOINTMENT OF NON-EXECUTIVE DIRECTOR

The board of directors (the “**Board**”) of Poly Property Group Co., Limited (the “**Company**”, together with its subsidiaries, the “**Group**”) hereby announces that, in accordance with Article 107 of the Company’s Articles of Association, Mr. Geng Yuehua (“**Mr. Geng**”) has been appointed as Non-executive Director of the Company, effective from 10 November 2025. Mr. Geng’s biographical details are set out below.

Mr. Geng Yuehua

Mr. Geng Yuehua, aged 54, completed postgraduate studies in Business Administration at the Capital University of Economics and Business. Mr. Geng previously served as the head of treasury of Poly Technologies Inc.* (保利科技有限公司), deputy general manager of Poly Finance Company Limited, deputy general manager and chief legal counsel (chief compliance officer) of Poly Investment Holding Co., Ltd., executive director of Poly Investment Holding (Hong Kong) Co., Limited, director of Poly Capital Management Co., Ltd. and CITIC POLY (Guangzhou) Private Equity Fund Management Co., Ltd.* (信保(廣州)私募基金管理有限公司) (formerly known as CITIC POLY (Tianjin) Private Equity Fund Management Co., Ltd.* (信保(天津)股權投資基金管理有限公司)), and chairman of Poly Commercial Factoring Co., Ltd.* (保利商業保理有限公司) and Poly Finance Leasing Co., Ltd.* (保利融資租賃有限公司). Mr. Geng currently serves as a designated external director for China Poly Group

Corporation Limited, director of Poly (Hong Kong) Holdings Limited, and director of Poly Property Group Co., Ltd. (Shanghai).* (上海保利置業集團有限公司).

The Company has entered into a letter of appointment with Mr. Geng for a term of three years commencing from 10 November 2025, subject to re-election at the first annual general meeting of the Company following his appointment in accordance with Article 107 of the Company's Articles of Association. In addition, he shall retire by rotation and be eligible for re-election at the annual general meeting of the Company in accordance with the Company's Articles of Association. Mr. Geng will not receive any director's emoluments from the Company.

Save as disclosed above, as at the date of this announcement, Mr. Geng (i) does not hold any positions with the Company or any other members of the Group; (ii) has not held any other directorship in public companies the securities of which are listed on any securities market in Hong Kong or overseas in the last three years; (iii) does not have any other major appointments or professional qualifications; (iv) does not have any relationships with any other Directors, senior management, or substantial or controlling shareholders (as defined in the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the "**Listing Rules**")) of the Company; and (v) does not have any interests in the shares of the Company or any of its associated corporations within the meaning of Part XV of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong).

Save as disclosed above, (i) there are no other matters relating to the appointment that need to be brought to the attention of The Stock Exchange of Hong Kong Limited and the shareholders of the Company, and (ii) there is no other information required to be disclosed pursuant to Rules 13.51(2)(h) to (v) of the Listing Rules.

The Board would like to extend a warm welcome to Mr. Geng on his appointment.

CHANGES IN THE COMPOSITION OF THE BOARD COMMITTEES

The Board further announces that:

1. Audit Committee

- (1) Mr. Geng Yuehua has been appointed as a member of the Audit Committee; and
- (2) following the above change, the Audit Committee will consist of seven (7) members, namely Ms. Leung Sau Fan, Sylvia (chairlady), Mr. Zhang Yi, Mr. Geng Yuehua, Mr. Deng Huan, Mr. Fung Chi Kin, Mr. Wong Ka Lun and Mr. Ng Kim Lam.

2. Nomination Committee

- (1) Mr. Geng Yuehua has been appointed as a member of the Nomination Committee; and
- (2) following the above change, the Nomination Committee will consist of five (5) members, namely Mr. Wan Yuqing (chairman), Mr. Geng Yuehua, Mr. Fung Chi Kin, Ms. Leung Sau Fan, Sylvia and Mr. Wong Ka Lun.

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

Hong Kong, 10 November 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. Geng Yuehua 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.

**English translation is for identification purposes only.*