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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)

VOLUNTARY ANNOUNCEMENT ISSUANCE OF SECOND TRANCHE OF 2026 MEDIUM-TERM NOTES BY A WHOLLY-OWNED SUBSIDIARY

This is a voluntary announcement made by Poly Property Group Co., Limited (the “Company”).

The board of directors of the Company is pleased to announce that Poly Property Group Co., Ltd.* (保利置業集團有限公司) (“**Shanghai Poly Property**”), a wholly-owned subsidiary of the Company incorporated in the People’s Republic of China (the “**PRC**”), successfully issued the second tranche of the 2026 medium-term notes (the “**2026 Medium-term Notes**”) on 22 January 2026. The second tranche of the 2026 Medium-term Notes has been issued in the aggregate principal amount of RMB500 million, with a term of three years and a coupon rate of 2.95% per annum. The proceeds from the issuance of the second tranche of the 2026 Medium-term Notes will be used to replenish the internal funds previously applied by the issuer to repay debt financing instruments.

The announcement relating to the issuance and trading of the second tranche of the 2026 Medium-term Notes has been published on the websites of China Money* (中國貨幣網) (www.chinamoney.com.cn), Shanghai Clearing House (上海清算所) (www.shclearing.com.cn), and Beijing Financial Assets Exchange (北京金融資產交易所) (www.cfae.cn).

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, 27 January 2026

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.

** For identification purposes only.*