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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)

SUPPLEMENTAL ANNOUNCEMENT IN RELATION TO THE PROVISION OF LOANS

Reference is made to the announcements of Poly Property Group Co., Limited (the “**Company**”) dated 9 March 2026 in relation to (i) connected and major transactions in relation to the provision of loans to a connected person at the subsidiary level and (ii) a discloseable transaction in relation to the provision of loans to a minority shareholder (collectively, the “**Announcements**”). Unless otherwise defined, capitalised terms used in this announcement shall have the same meanings as those defined in the Announcements.

The Company wishes to provide additional information to (i) elaborate on the basis for determining that the connected and major transactions in respect of the provision of loans to a connected person at the subsidiary level are not required to be subject to shareholders’ approval again under the Listing Rules; and (ii) provide further information on the reasons for the loans granted by SZ Baozhuo, SZ Baojie and SZ Baoyu (collectively, the “**Project Companies**”) to their shareholders. This announcement is made to provide such additional information and to clarify certain matters.

BASIS FOR DETERMINING THAT THE CONNECTED AND MAJOR TRANSACTIONS RELATING TO LOANS TO A CONNECTED PERSON AT THE SUBSIDIARY LEVEL ARE NOT REQUIRED TO BE SUBJECT TO SHAREHOLDERS’ APPROVAL AGAIN

The loan portions granted to SZ China Merchants under Loan Agreement 11 and Loan Agreement 12 are required to be aggregated with the loan portions granted to SZ China Merchants under Loan 1, Loan 3, Loan 5, Loan 6, Loan 8 and Loan 9 and the loan portion granted to Suzhou China Merchants under Loan 7 (collectively, the “**Loans to China Merchants**”). One or more of the applicable percentage ratios (as defined in Rule 14.07 of the Listing Rules) in respect of the Loans to China Merchants exceed 25% but are less than 75%. As such, the Loans to China Merchants constitute a major transaction of the Company and are subject to the reporting, announcement and shareholders’ approval requirements under Chapter

14 of the Listing Rules. As the portions of the loans granted to SZ China Merchants under Loan 1, Loan 3, Loan 5, Loan 6, Loan 8 and Loan 9 and the portion of the loan granted to Suzhou China Merchants under Loan 7 (the “**Previous Loans**”) as aggregated already constituted a major transaction of the Company, the Company has published an announcement on 22 December 2023 and a circular on 16 January 2024, and obtained shareholders’ approval on 31 January 2024.

Loan 11 and Loan 12, when calculated on a standalone basis, constitute a discloseable transaction. After aggregating Loan 11 and Loan 12 with the Previous Loans, the transaction classification remains the same as that of the Previous Loans (i.e. a major transaction) and does not result in a higher transaction classification. Therefore, Loan 11 and Loan 12 are subject to the requirements applicable to discloseable transactions, as the Company has already complied with the major transaction requirements in respect of the Previous Loans. Accordingly, the Company is required to comply with the reporting and announcement requirements under Chapter 14 of the Listing Rules in respect of Loan Agreement 11 and Loan Agreement 12, but is not required to seek shareholders’ approval again.

REASONS FOR LOANS FROM THE PROJECT COMPANIES TO SHAREHOLDERS

Under the relevant laws of the PRC, presale of properties under construction is permitted, which enables the Project Companies to generate substantial idle funds from property presales. However, the Project Companies may only distribute dividends after vacant possession of the property is delivered to the new property owner and full settlement of the relevant taxes, which procedures usually take a substantial amount of time. Therefore, such idle funds cannot currently be distributed to shareholders by way of dividends.

In these circumstances, the utilisation of such idle funds by way of loans to the shareholders of the Project Companies is considered to be in the best interests of the Shareholders as a whole. Based on the principle of equality and fair sharing of the economic benefits, the Company and the minority shareholders of the Project Companies have agreed to enter into new loan agreements. Pursuant to the loan agreements, the loans are advanced interest-free and made to each shareholder in proportion to its respective equity interest in the Project Companies.

This arrangement caters for the general working capital needs of the shareholders, helps save external financing costs and allows more efficient utilisation of the surplus funds of the Project Companies.

Save as disclosed above, all other information and contents of the Announcements remain unchanged and continue to be valid for all purposes. This announcement is supplemental to the Announcements and should be read in conjunction with them.

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

Hong Kong, 12 March 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.