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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)

VOLUNTARY ANNOUNCEMENT
ISSUANCE OF CORPORATE BONDS 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 corporate bonds (the "**Corporate Bonds**") on 24 September 2026. The second tranche of the 2026 Corporate Bonds has been issued in the aggregate principal amount of RMB626 million, with a term of 5+2 years and a coupon rate of 2.30% per annum. The proceeds from the issuance of the second tranche of the 2026 Corporate Bonds will be used to replenish the internal funds previously applied by the issuer to repay debt financing instruments.

The relevant documents in relation to Shanghai Poly Property and details of the Corporate Bonds are available on the website of the Shanghai Stock Exchange (http://www.sse.com.cn). Shareholders and investors of the Company are reminded that such documents were prepared in accordance with the laws and regulations of the PRC and relate solely to Shanghai Poly Property, and the information contained therein does not provide a full picture of the operation or status of the Company and its subsidiaries.

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, shareholders and potential investors of the Company are advised to consult their professional advisers.

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

Hong Kong, 24 September 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. Liu Wensheng, Mr. Geng Yuehua and Mr. Deng Huan, and the Independent Non-executive Directors of the Company are Mr. Fung Chi Kin, Mr. Ng Kim Lam, Ms. Lam Sau Fung and Ms. Zang Yunzhi.

** For identification purposes only.*