



保利置业
POLY PROPERTY



NEWSLETTER

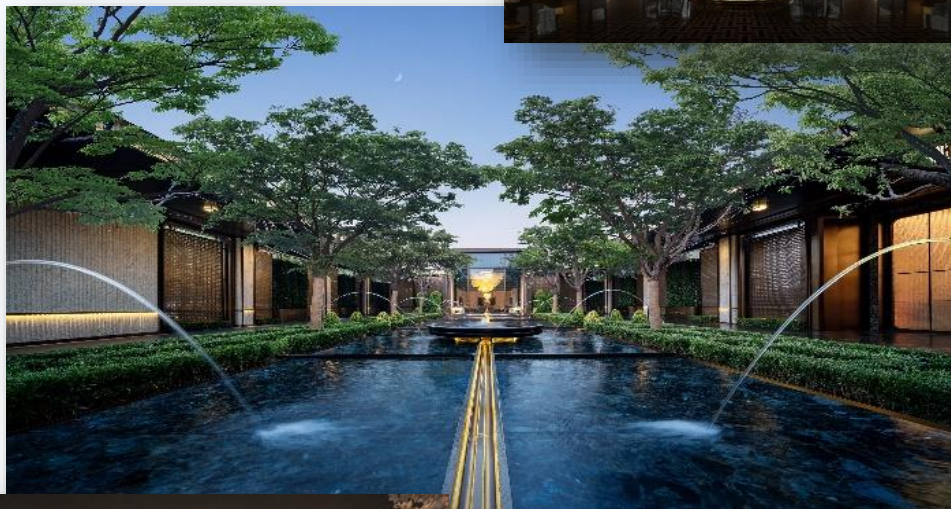
Issue 1, 2025





01 Debut Project

Suzhou Classics Mansion



Suzhou Classics Mansion is located within Olympic Plot of Suzhou Industrial Park. Its west side is only 0.8 kilometre away from the Olympic Sports Center and adjacent to Children' s Hospital. It has a complete set of educational, commercial and other complementary resources. It is 0.4 kilometre away from Metro Line 6, enjoys exceptional accessibility and convenience. The project, with a planned total GFA of approximately 119,000 sq. m., is intended to be developed as a high-rise residential buildings.

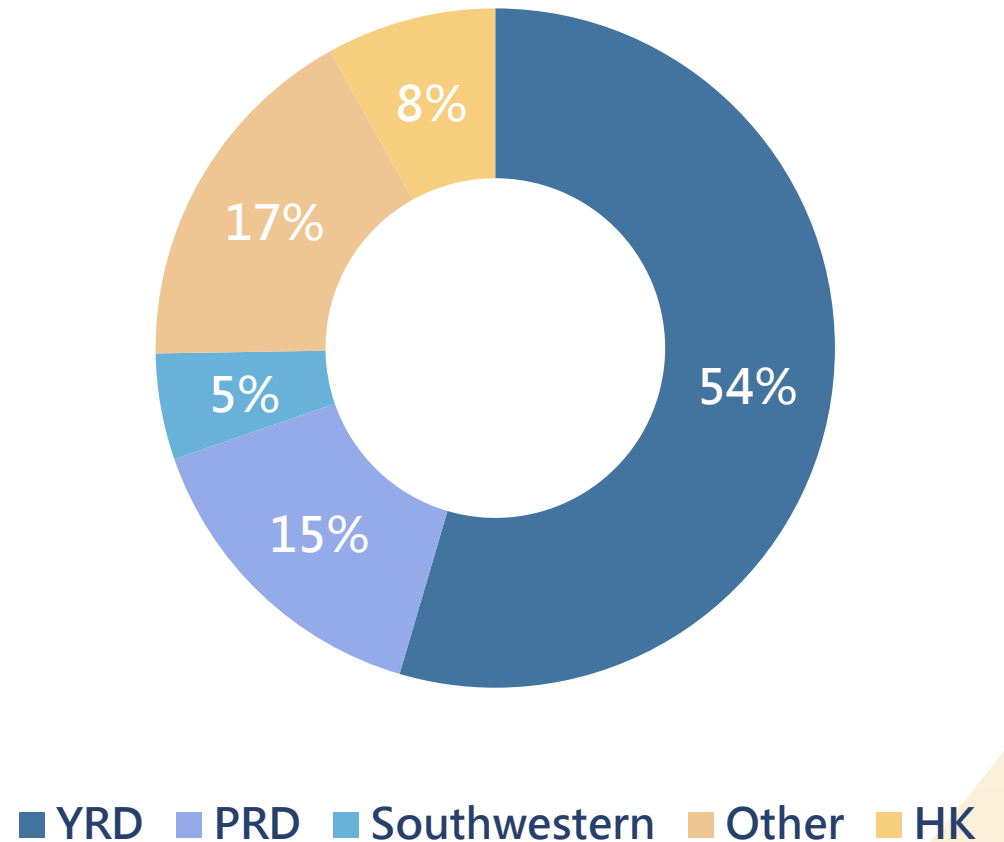
As Poly Property' s first JIADI Series development in Suzhou, the project embodies the Group' s core design philosophy of "Eastern Charm, Western Elegance," delivering a unique blend of refined aesthetics and exceptional product quality. As of the end of March 2025, Suzhou Classics Mansion has achieved cumulative contracted sales of over RMB 1.3 billion.



02 Sales Performance

- As of March 31, 2025, the Group has recorded contracted sales of RMB14.5 billion, contracted area sold amounted to 523,000 sq. m., with average selling price of RMB27,650 per sq. m.. During the period, the contracted sales in Yangtze River Delta and Great Bay Area accounted for 77%. In terms of contracted sales, the top five cities were Shanghai, Suzhou, Jinan, Shenzhen and Ningbo. In March, the Group ranked 14th in the CRIC list in terms of total sales amount.
- There was one debut project launched during January to March, namely Ningbo Poly Lustrous Elegance.

Contracted Sales Breakdown by Regions





03 Property Operation

Major Operating Properties	Type	GFA Held ('000 sq. m.)	Occupancy Rate #
Beijing Poly Plaza	Office	15	70%
Shanghai Poly Plaza (Partial)	Office and Commercial	30	70%
Shanghai Stock Exchange Building (Partial)	Office	48	53%
Shenzhen Poly Cultural Plaza (Partial)	Commercial	135	100%
Wuhan Poly Plaza (Partial)	Office	56	53%
Beijing Poly Plaza Hotel	Hotel	63	63%
Hyatt Regency Shanghai Jiading	Hotel	69	71%
Wuhan Poly Hotel	Hotel	28	40%

The average occupancy rate is calculated from Jan to Mar 2025





04 New Project

Guangzhou Luju Road Project

The project is located in the Baieatan area within Guangzhou's Inner Ring Road, part of the city's core business district and a key driver of high-quality development in Liwan District. It is approximately 300 metres from Fangcun Station on Metro Line 1, a major western interchange hub connecting four metro lines, ensuring excellent transport accessibility. The site is approximately 200 metres from the upcoming MixC Mall (expected to open by the end of 2025), offering premium commercial amenities and educational resources.

The project, with a planned total gross floor area of approximately 253,000 square metres, is intended to be developed into a high-rise residential buildings. The Group holds a 100% interest.



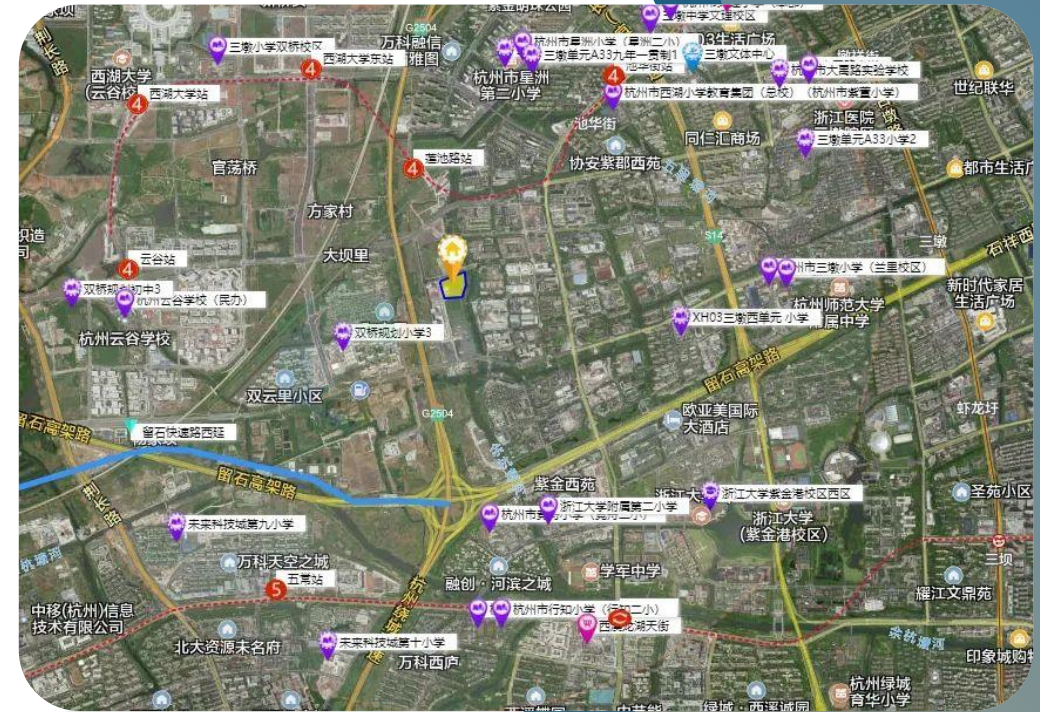


04 New Project

Hangzhou Xihu District Project

The project is situated in the western part of the Sandun area, Xihu District, Hangzhou. It is approximately 800 metres from Lianchi Road Station on Metro Line 4 and within one kilometre of the Sandun exit on the Liushi Elevated Road, offering excellent connectivity through a future “metro + expressway” dual transport system. The area is a hub for high-end industries, including Alibaba Cloud Valley and Xihu Science and Technology Park, fostering a strong atmosphere of innovation. The neighbourhood also enjoys comprehensive amenities and a mature living environment, with access to premium educational institutions such as Yuncheng Middle School and Qiushi Xingzhou No.2 Primary School.

The project, with a planned total gross floor area of approximately 68,000 square metres, is intended to be developed into a high-rise residential buildings. The Group holds a 100% interest.



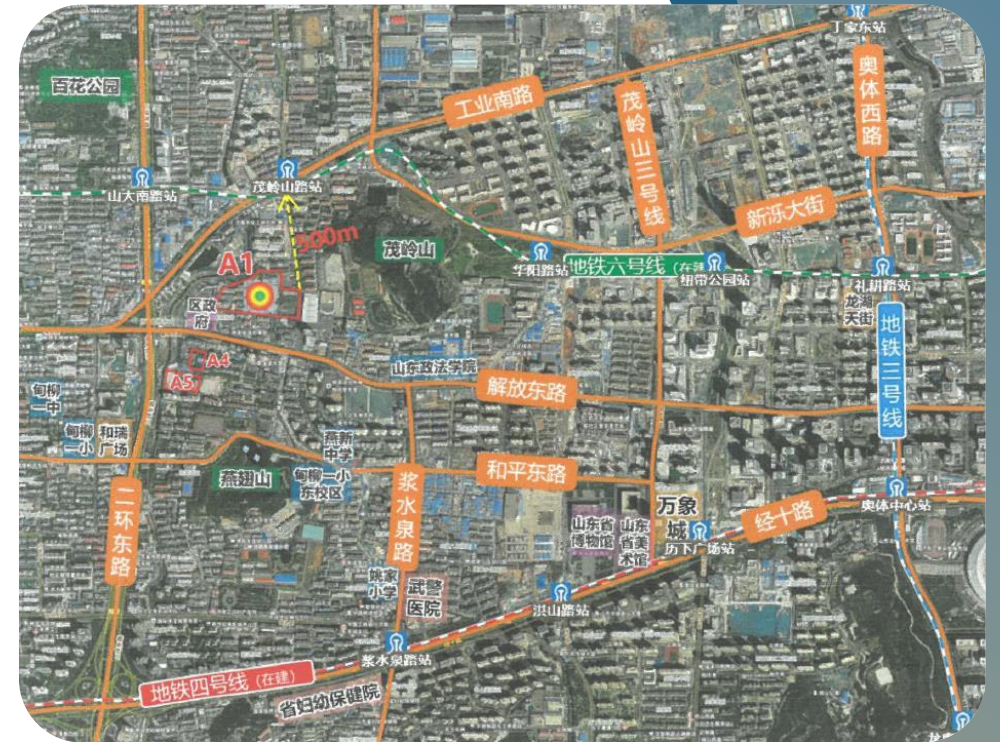


04 New Project

Jinan Lixia District A1 Project

The project is located in the western part of the CBD in Lixia District, Jinan, northeast of the Lixia District Government. It is adjacent to key urban thoroughfares, with East Second Ring Road to the west and Jiefang East Road to the south, placing it in one of the core areas of Jinan. The surrounding area is well-equipped with comprehensive commercial, educational, medical, and cultural amenities, offering high living convenience and a strong residential atmosphere.

The project, with a planned total gross floor area of approximately 156,000 square metres, is intended to be developed into a high-rise residential buildings. The Group holds a 40% interest.





05 Land Reserves

'000 sq. m.

Project	GFA	Interest	Project	GFA	Interest	Project	GFA	Interest	Project	GFA	Interest
Shanghai Poly Center Manor	604	51%	Yuyao Poly Jordan International	312	100%	Zunyi Poly Metropolis of Future	2,105	70%	Jinan Poly Crown	334	100%
Shanghai Poly Serene Centro	49	100%	Deqing Poly Origin	67	100%	Nanning Poly Town Phase II	359	100%	Jinan Poly Quehua Peak Scenery	83	51%
Shanghai Lanzhou Road Project	14	49%	Guangzhou Poly Gratified West Bay	301	75%	Nanning Poly Jin House	163	51%	Jinan Poly Jinmao Splendid Jade	66	30%
Shanghai Minhang Project	85	100%	Guangzhou Poly Polaris	114	100%	Nanning Poly Park City	281	100%	Jinan Poly Greentown Phoenix Mansion	393	34%
Kunshan Poly Brilliant Palace	328	51%	Guangzhou Poly Moonlight Lake	129	100%	Kunming Poly City	421	90%	Jinan Poly Glory of Praise	135	51%
Kunshan Poly Shangyun Fu	134	100%	Guangzhou Poly Chill Residence	81	100%	Kunming Poly Moonlight Mansion	87	51%	Jinan Lixia District A1 Project	156	40%
Changzhou Poly Jingyue Palace	87	51%	Guangzhou Luju Road Project	253	100%	Wuhan Poly City	460	68%	Yantai Poly Moon Mansion	50	51%
Suzhou Poly Lake Mansion	104	100%	Foshan Poly Mansion	89	100%	Wuhan Poly Embossed Elegance	284	55%	Weihai Poly Moon Fenghua	7	51%
Suzhou Urban Ideal Habitat	161	20%	Shenzhen Poly Keenstar Super City	1,858	50%	Wuhan Poly Emerald Mansion	227	100%	Weifang Zoina Poly Mansion	56	30%
Suzhou Poly Junhua Gentle Villa	103	51%	Shenzhen Poly Urban Cultural Bay	59	100%	Wuhan Poly Bright Lights	112	100%	Wanning Poly Peninsula No.1	377	100%
Suzhou Classics Mansion	119	40%	Shenzhen Poly Jade Apartments	138	51%	Harbin Guang Xin Project	108	100%	Hong Kong Chill Residence	43	70%
Ningbo Poly Lustrous Elegance	71	100%	Shenzhen Bao An Project	80	100%	Mudanjiang Poly Landscape	34	100%	Hong Kong Pano Harbour	102	35%
Ningbo Poly Jinmao Palace	206	60%	Guiyang Poly Park 2010	224	100%	Jinan Phili House	83	25%	Grand Total	13,291	
Hangzhou Jade Urban	201	30%	Guiyang Poly Phoenix Bay	215	51%	Jinan Huai Yin Project	134	75%			
Hangzhou Xihu District Project	68	100%	Guiyang Poly Bright Moon on Top	189	100%	Jinan Poly Grand Joy II	191	100%			