



保利置业
POLY PROPERTY



NEWSLETTER

Issue 3, 2025



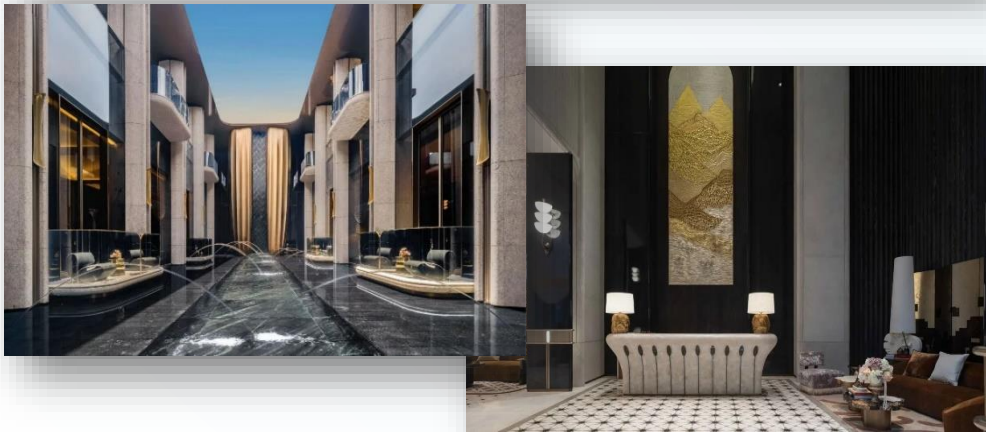


01 Debut Project

Shenzhen Poly Artistic Treasures

Shenzhen Poly Artistic Treasures located in Bao'an Central Area, Xin'an Subdistrict, Shenzhen, which is in the core area of Qianhai and only 700 metres away from Bao'an District Government. The project is approximately 600 metres away from the Bao'an Station of Metro Line 11 and approximately 1.2 kilometres away from the Bao'an Stadium Station of Metro Line 1, offering excellent transportation links. With medical, educational, cultural and sports, commercial and other ancillary facilities in the surrounding 1-kilometre area, the area boasts a strong residential atmosphere. The project, with a planned total GFA of approximately 80,000 sq. m., is intended to be developed as a high-rise residential buildings.

The project was first launched in August 2025, releasing 202 units to the market. As of the end of September, 195 units had been sold, achieving contracted sales exceeding RMB2.3 billion, representing a sell-through rate of approximately 97%. Shenzhen Poly Artistic Treasures ranked first on CRIC's list of Shenzhen's top-selling pre-sale residential projects for September.

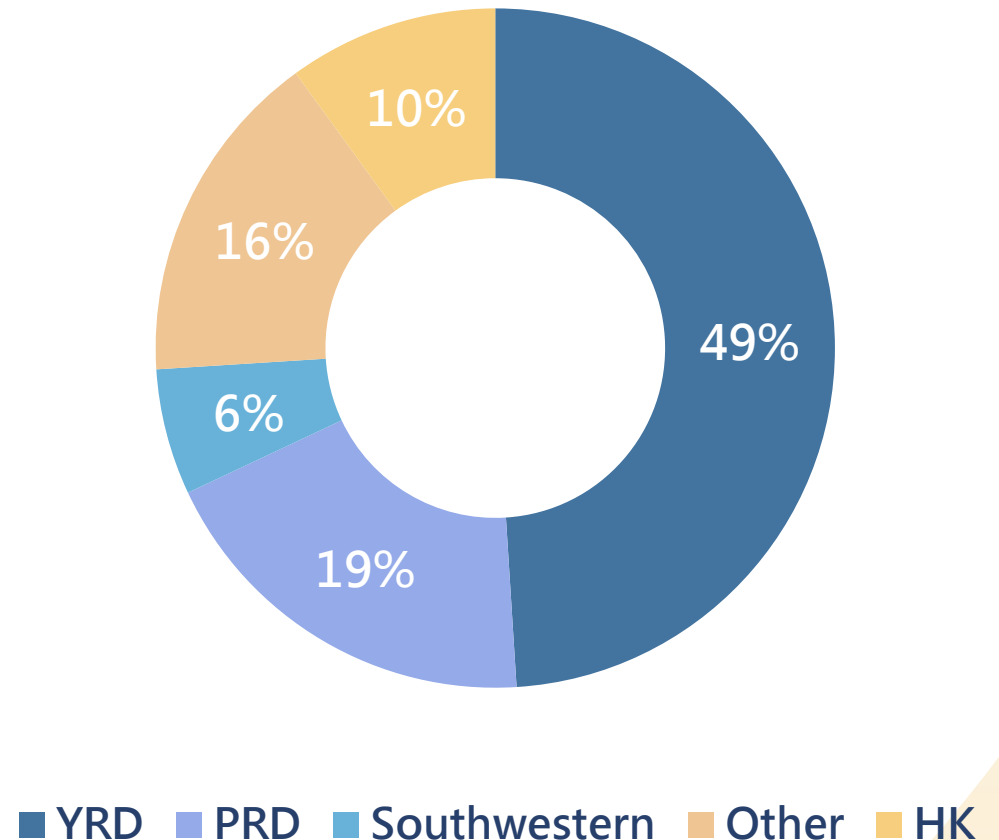




02 Sales Performance

- As of September 30, 2025, the Group has recorded contracted sales of RMB39.5 billion, contracted area sold amounted to 1,295,000 sq. m., with average selling price of RMB30,504 per sq. m.. During the period, the contracted sales in Yangtze River Delta and Great Bay Area accounted for 78%. In terms of contracted sales, the top five cities were Shanghai, Shenzhen, Jinan, Suzhou and Hong Kong. In September, the Group ranked 15th in the CRIC list in terms of total sales amount.
- There were two debut projects launched between June and September, namely Shenzhen Poly Artistic Treasures and Shanghai Poly Langui Fong.

Contracted Sales Breakdown by Regions





03 Property Operation

Major Operating Properties	Type	GFA Held ('000 sq. m.)	Occupancy Rate #
Beijing Poly Plaza	Office	15	69%
Shanghai Poly Plaza (Partial)	Office and Commercial	30	68%
Shanghai Stock Exchange Building (Partial)	Office	48	55%
Shenzhen Poly Cultural Plaza (Partial)	Commercial	135	100%
Wuhan Poly Plaza (Partial)	Office	56	59%
Beijing Poly Plaza Hotel	Hotel	63	72%
Hyatt Regency Shanghai Jiading	Hotel	69	80%
Wuhan Poly Hotel	Hotel	28	43%

The average occupancy rate is calculated from Jan to Sept 2025



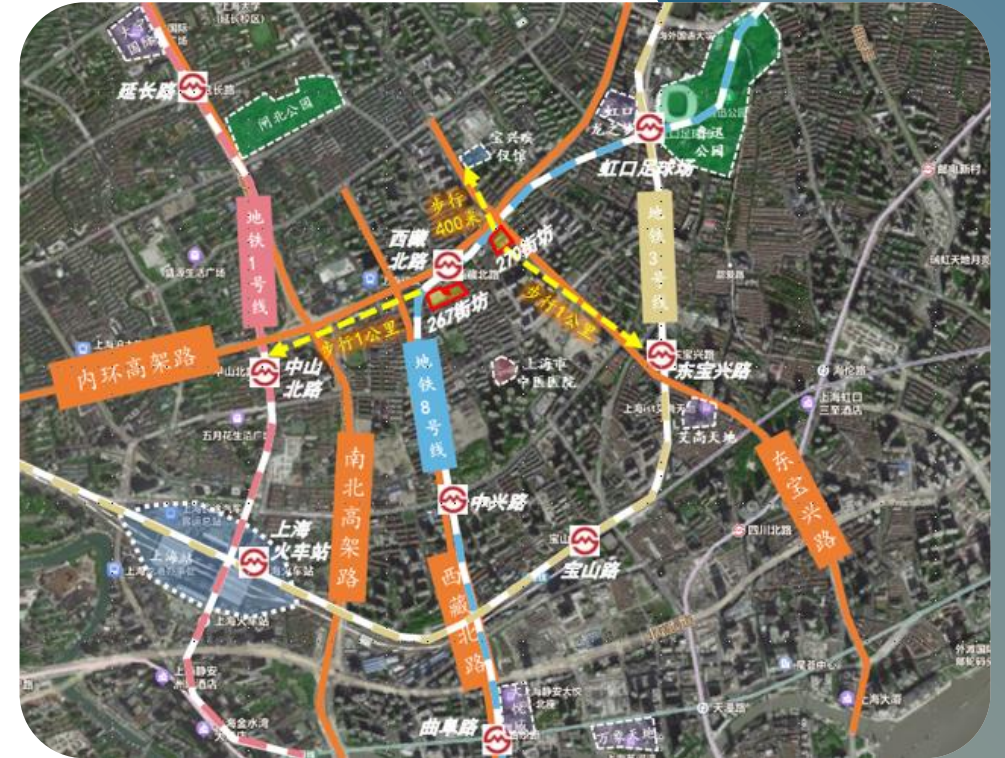


04 New Project

Shanghai Jing An Project

The project is located in the Inner Loop of Jing 'an District, Shanghai and about 13-minute driving distance from the People' s Square, a core area in the downtown area. The project neighbours the North Xizang Road Station of Metro Line 8, enjoying convenient transportation links. It is proximate to various commercial complexes with abundant medical and educational resources.

The project, with a planned total gross floor area of approximately 124,000 square metres, is intended to be developed into a high-rise residential buildings. The Group holds a 51% interest.



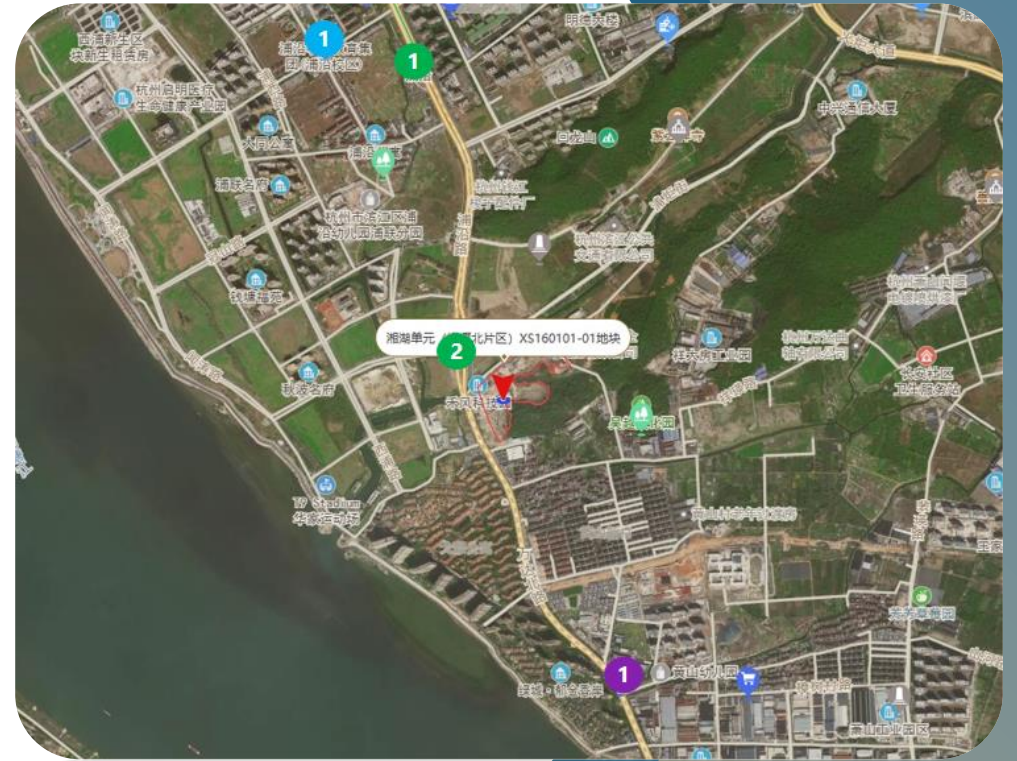


04 New Project

Hangzhou Xiao Shan Project

The project is located in Wenyan Area of Xiaoshan District, Hangzhou, and on the south of the Qiantang River. It is about only 0.7 kilometre to the Qiantang River. With subway stations in the surrounding 2-kilometre area and quick connections to Puyan Road, Huoju Avenue and other trunk roads, it enjoys convenient transportation links. The project has complete educational and commercial facilities in the vicinity and is surrounded by well-developed residential communities.

The project, with a planned total gross floor area of approximately 126,000 square metres, is intended to be developed into a high-rise residential buildings. The Group holds a 25% interest.





04 New Project

Hangzhou Xiyuan Wulu Project

The project is located in the western part of the Sandun sub-district of Xihu District, Hangzhou, adjacent to the Group's Xiyuan Qilu project to the north. The site is close to a metro station, with comprehensive living amenities, vibrant commercial areas, and strong population density. It is planned to be jointly developed with two adjacent land parcels acquired within the year, to create synergies and achieve economies of scale..

The project, with a planned total gross floor area of approximately 63,000 square metres, is intended to be developed into a high-rise residential buildings. The Group holds a 100% interest.





04 New Project

Jinan Tian Qiao Project

The project is located in Beihu Area of Tianqiao District, Jinan, the core town area of Tianqiao District. Within an approximately 250-metre walking distance from Shengchan Road Station of Metro Line 2, the project boasts excellent transportation links. The surrounding area is well-developed with comprehensive educational, commercial, and medical facilities, offering exceptional living convenience. It is approximately 500 metres straight-line away from the Daming Lake scenic area, enjoying an advantageous geographical position.

The project, with a planned total gross floor area of approximately 120,000 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%	Hangzhou Jade Urban	201	30%	Guiyang Poly Park 2010	284	100%	Jinan Huai Yin Project	134	51%
Shanghai Poly Serene Centro	49	100%	Hangzhou Xihu District Project	72	100%	Guiyang Poly Phoenix Bay	215	51%	Jinan Poly Grand Joy II	191	30%
Shanghai Langui Fong	14	49%	Hangzhou Xiyuan Qilu Project	116	100%	Guiyang Poly Bright Moon on Top	189	100%	Jinan Poly Crown	278	34%
Shanghai Poly Infinite Mansion	85	100%	Hangzhou Xiao Shan Project	126	25%	Zunyi Poly Metropolis of Future	2,105	70%	Jinan Poly Quehua Fu	83	51%
Shanghai Yang Pu Project	88	100%	Hangzhou Xiyuan Wulu Project	63	100%	Nanning Poly Town Phase II	359	100%	Jinan Poly Jinmao Splendid Jade	66	40%
Shanghai Jing An Project	124	51%	Yuyao Poly Jordan International	312	100%	Nanning Poly Jin House	73	51%	Jinan Poly Greentown Phoenix Mansion	395	51%
Kunshan Poly Brilliant Palace	119	51%	Deqing Poly Origin	67	100%	Nanning Poly Park City	242	100%	Jinan Poly Glory of Praise	135	51%
Kunshan Poly Shangyun Fu	134	100%	Guangzhou Poly Gratified West Bay	260	75%	Kunming Poly City	317	90%	Jinan Lixia District A1 Project	165	70%
Changzhou Poly Jingyue Palace	46	51%	Guangzhou Poly Polaris	91	100%	Kunming Poly Moonlight Mansion	87	51%	Jinan Tian Qiao Project	120	30%
Suzhou Poly Lake Mansion	104	100%	Guangzhou Poly Moonlight Lake	131	100%	Wuhan Poly City	379	68%	Weihai Poly Moon Fenghua	7	100%
Suzhou Urban Ideal Habitat	132	20%	Guangzhou Poly Chill Residence	81	100%	Wuhan Poly Embossed Elegance	138	55%	Weihai Huan Cui Project	120	70%
Suzhou Poly Junhua Gentle Villa	101	51%	Guangzhou Luju Road Project	242	100%	Wuhan Poly Emerald Mansion	227	100%	Weifang Zoina Poly Mansion	56	35%
Suzhou Classics Mansion	119	40%	Foshan Poly Mansion	89	100%	Wuhan Poly Bright Lights	112	100%	Wanning Poly Peninsula No.1	257	100%
Ningbo Poly Lustrous Elegance	71	100%	Shenzhen Poly Keenstar Super City	1,858	50%	Mudanjiang Poly Landscape	34	100%	Grand Total	12,633	
Ningbo Poly Jinmao Palace	206	60%	Shenzhen Poly Artistic Treasures	80	100%	Jinan Phili House	83	25%			