



保利置业
POLY PROPERTY



NEWSLETTER

Issue 4, 2025



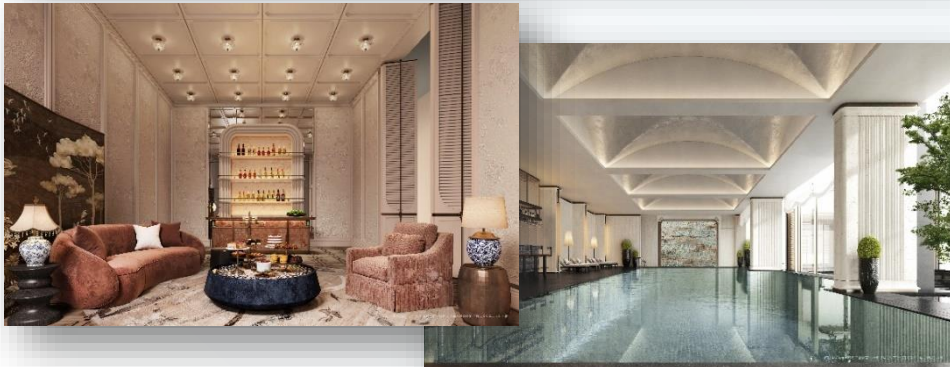


01 Debut Project

Guangzhou Poly Classics Mansion



Guangzhou Poly Classics Mansion located in Bai'etan Area of Guangzhou, a CBD area serving as a core engine to the high-quality development of Liwan District. It is approximately 300 metres away from Bai'etan Fangcun Station of Metro Line 1, a transfer hub in western area with a four-line interchange, enjoying convenient transportation. The land parcel is only approximately 200 metres away from The Mixc and enjoys excellent ancillary commercial and educational resources. The project, with a planned total GFA of approximately 242,000 sq. m., is intended to be developed as a high-rise residential buildings.



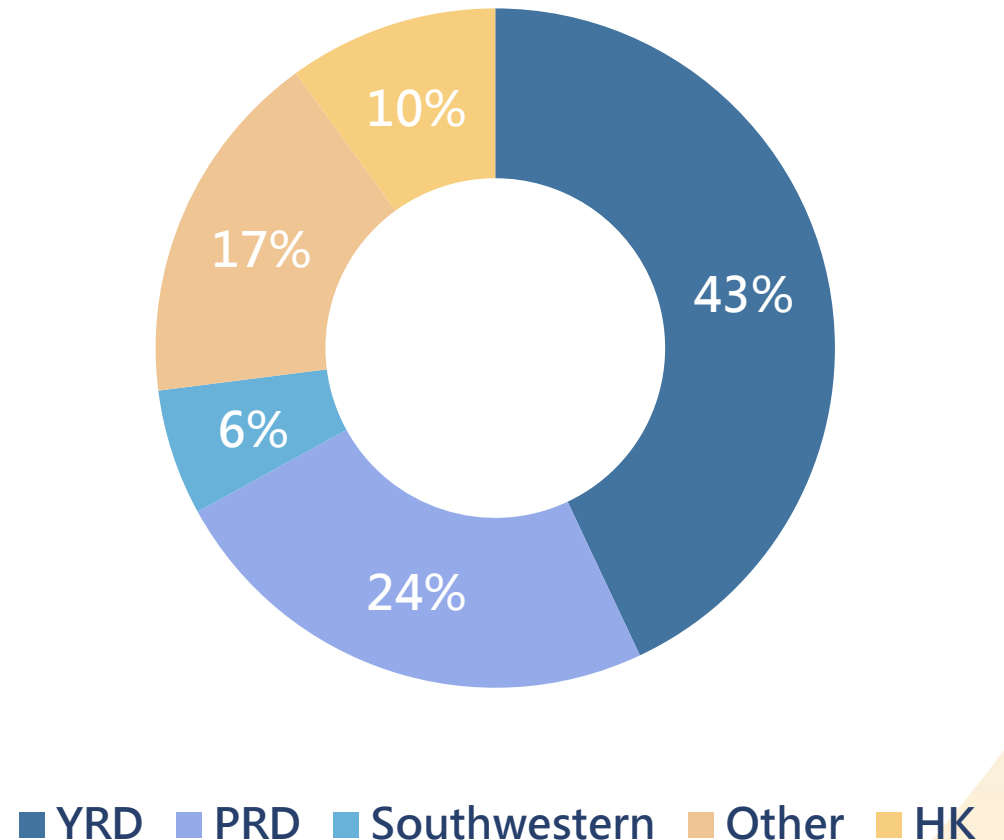
The project was first launched in October 2025, achieving contracted sales of approximately RMB1.7 billion. Leveraging its outstanding product quality and refined craftsmanship, Guangzhou Poly Classics Mansion was awarded the 「BOP Star Architecture Real Estate Award – 2025 Quality Luxury Residential Award – Model “Good Housing” Community」. As a benchmark development, the project redefines the standards of top-tier residential living in Guangzhou and sets a new paradigm for high-quality urban housing.



02 Sales Performance

- As of November 30, 2025, the Group has recorded contracted sales of RMB47.7 billion, contracted area sold amounted to 1,552,000 sq. m., with average selling price of RMB30,704 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, Shenzhen, Jinan, Guangzhou and Hong Kong.
- There were five debut projects launched between October and November, namely Shanghai Poly Prestige, Hangzhou Poly Xiyuan Fu, Guangzhou Poly Classics Mansion, Jinan Poly Minghu Residence and Weihai Poly Shan Hai.

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	67%
Shanghai Stock Exchange Building (Partial)	Office	48	56%
Shenzhen Poly Cultural Plaza (Partial)	Commercial	135	100%
Wuhan Poly Plaza (Partial)	Office	56	60%
Beijing Poly Plaza Hotel	Hotel	63	72%
Hyatt Regency Shanghai Jiading	Hotel	69	74%
Wuhan Poly Hotel	Hotel	28	45%

The average occupancy rate is calculated from Jan to Nov 2025



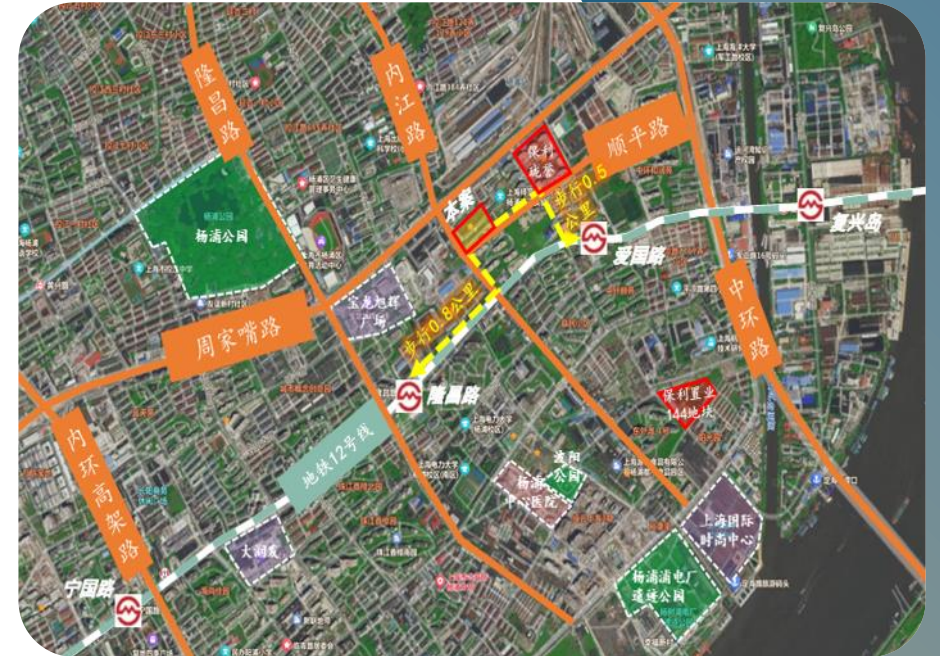


04 New Project

Shanghai Neijiang Road Project

The project is located in the East Bund precinct of Yangpu District, Shanghai and approximately 0.3 kilometers from Shanghai Poly Vibe Centro, a development project previously completed by the Group. The site is about 0.5 kilometers from Aiguo Road Station on Metro Line 12, offering convenient transportation access. The surrounding area features a well-established residential environment, with comprehensive commercial and medical amenities..

The project, with a planned total gross floor area of approximately 59,000 square metres, is intended to be developed into a high-rise residential buildings. The Group holds a 100% interest.



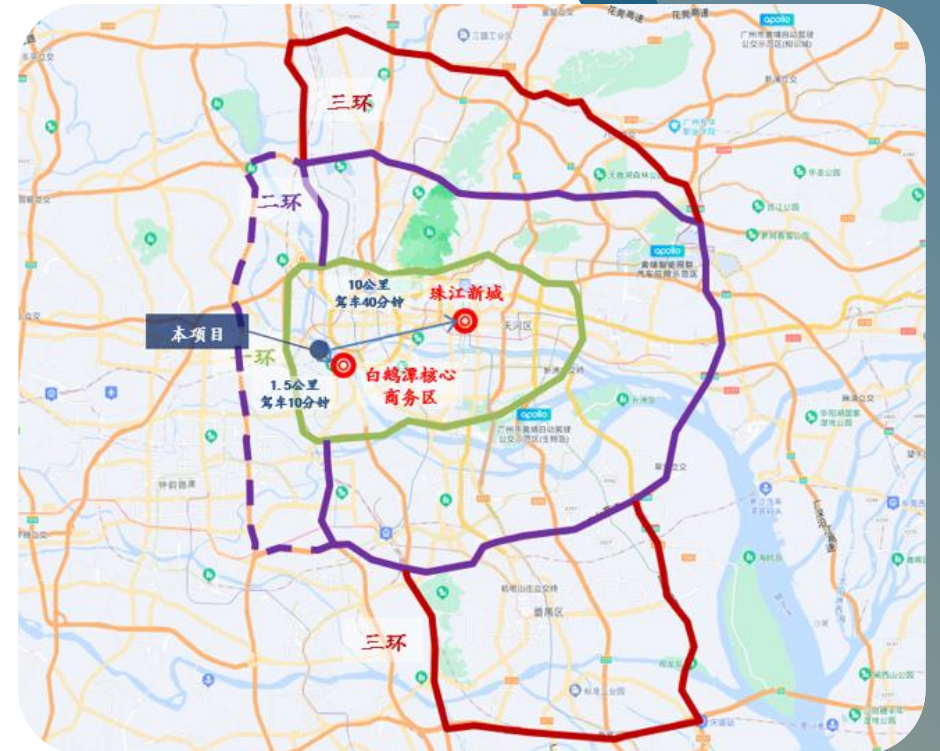


04 New Project

Guangzhou Shiweitang Project

The project is located in the Liwan District Government precinct of Guangzhou, approximately 1.5 kilometers from the Bai'etan core business district. It is located approximately 300 meters from Shiweitang Station on Metro Line 11. Upon completion of the Ruyifang Tunnel to the west (scheduled to open within the year), the site will offer a five-minute cross-river connection to the Liwan Xiguan area, significantly enhancing connectivity and travel convenience.

The project, with a planned total gross floor area of approximately 36,000 square metres, is intended to be developed into a high-rise residential buildings. The Group holds a 49% interest.





05 Land Reserves

'000 sq. m.

Project	GFA	Interest	Project	GFA	Interest	Project	GFA	Interest	Project	GFA	Interest
Shanghai Poly Center Manor	395	51%	Ningbo Poly Jinmao Palace	206	60%	Shenzhen Poly Artistic Treasures	80	100%	Jinan Phili House	83	25%
Shanghai Poly Serene Centro	49	100%	Hangzhou Jade Urban	201	30%	Guiyang Poly Park 2010	284	100%	Jinan Huai Yin Project	134	75%
Shanghai Langui Fong	14	49%	Hangzhou Poly Xiyuan Fu	72	100%	Guiyang Poly Phoenix Bay	215	51%	Jinan Poly Grand Joy II	191	100%
Shanghai Poly Infinite Mansion	85	100%	Hangzhou Xiyuan Qilu Project	116	100%	Guiyang Poly Bright Moon on Top	189	100%	Jinan Poly Crown	278	100%
Shanghai Poly Prestige	88	100%	Hangzhou Xiao Shan Project	127	25%	Zunyi Poly Metropolis of Future	2,105	70%	Jinan Poly Quehua Fu	83	51%
Shanghai Jing An Project	124	51%	Hangzhou Xiyuan Wulu Project	63	100%	Nanning Poly Town Phase II	359	100%	Jinan Poly Jinmao Splendid Jade	66	30%
Shanghai Neijiang Road Project	59	100%	Yuyao Poly Jordan International	312	100%	Nanning Poly Jin House	73	51%	Jinan Poly Greentown Phoenix Mansion	395	34%
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	40%
Changzhou Poly Jingyue Palace	46	51%	Guangzhou Poly Polaris	91	100%	Kunming Poly Moonlight Mansion	87	51%	Jinan Poly Minghu Residence	120	40%
Suzhou Poly Lake Mansion	104	100%	Guangzhou Poly Moonlight Lake	131	100%	Wuhan Poly City	379	68%	Weihai Poly Moon Fenghua	7	51%
Suzhou Urban Ideal Habitat	132	20%	Guangzhou Poly Chill Residence	81	100%	Wuhan Poly Embossed Elegance	138	55%	Weihai Poly Shan Hai	120	70%
Suzhou Poly Junhua Gentle Villa	101	51%	Guangzhou Poly Classics Mansion	242	100%	Wuhan Poly Emerald Mansion	227	100%	Weifang Zoina Poly Mansion	56	30%
Suzhou Classics Mansion	119	40%	Guangzhou Shiweitang Project	36	49%	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	12,430	