

[For Immediate Release]



(Incorporated in Hong Kong with limited liability)
(Stock Code: 119)

Poly Property Group Announced 2025 Annual Results Continued Asset Optimization, Sales Ranking Rose to Top 15

(31 March 2026 – Hong Kong) Poly Property Group Co., Limited (“the Group” or “Poly Property”; stock code: 119) is pleased to announce its annual results for the year ended 31 December 2025.

1. Investment Strategy Further Optimized

The industry’s bottoming-out stage represents a critical period for property companies to reposition their portfolios and enhance quality. The Company emphasizes precise market assessment, stringent investment criteria, and a comprehensive focus on securing premium land resources. Strategically, it focuses on core locations in first-tier and key second-tier cities to consolidate its foundation, while keenly capturing structural opportunities in second and third-tier cities, actively seizing policy windows to revitalize historical land bank.

During the year, Poly Property Group (the Group, together with its joint ventures and associates) acquired 15 property development projects with total land costs of approximately RMB27.0 billion, of which 84% of the resources were allocated to Guangzhou, Shanghai and Hangzhou, while land bank in Yuyao was revitalized through planning adjustments. Guiyang Era Opus, a project management project, received high market recognition. During the year, 6 new project management projects located in Guiyang, Suzhou, Jinan and Kunming were secured, with product design and development capabilities fostering a new growth trajectory.

As at the end of 2025, the Group’s total land bank amounted to 11.88 million sq. m., of which 4.80 million sq. m. was under construction, and 7.07 million sq. m. was held for future development. By land cost, the Yangtze River Delta and Greater Bay Area accounted for 78% of the total land bank, while Tier 1 and Tier 2 cities accounted for 94%. The land bank structure continued to improve.

2. Record-High Sales Ranking

Poly Property Group achieved contracted sales of RMB50.2 billion for the year, ranking 15th on the CRIC List in terms of total sales amount, up two places from the end of 2024. The sales collection of RMB51.3 billion was recorded, representing a collection rate of 102%. The average selling price of contracted sales increased by 21% year-on-year, surpassing the RMB30,000 per square meter threshold for the first time.

The Yangtze River Delta and the Greater Bay Area accounted for 75% of total contracted sales, up 2 percentage points year-on-year. The effectiveness of the Company's strategy of focusing on high-tier cities and crafting high-quality projects continued to manifest.

During the "14th Five-Year Plan" period, the real estate industry entered a phase of profound adjustment, The annual sales of newly-built commercial housing declined by 54% from its peak. Despite this, Poly Property maintained stable sales performance, consistently achieving over RMB50 billion in contracted sales. Its industry ranking improved significantly from 60th to 15th over the past five years.

3. Financial Performance Improved Steadily

In 2025, The Group recorded a revenue of RMB48,382 million for the year, representing a year-on-year increase of 20.3%, with a gross profit margin of 17.0%. Affected by the ongoing market correction at the bottom, a provision for impairment of properties under development and held for sale of approximately RMB1,019 million was made. Profit attributable to shareholders amounted to RMB225 million, representing a year-on-year increase of 23.2%. The Board of Directors of the Company recommends the distribution of a final dividend of 2.6 HK cents per share, in appreciation of the support of our shareholders.

During the year, a total of RMB5.0 billion corporate bonds and RMB1.5 billion medium-term notes were issued, with weighted average cost of 2.63%. Additionally, the maturing USD notes were successfully refinanced with a sustainability-linked syndicated loan, contributing to a significant reduction in offshore financing costs and deeply embedding the new concept of green development. Total debt decreased slightly by 0.4%. with the proportion of short-term debt declined significantly by 4 percentage points to 24%, further optimizing the debt structure.

The Group achieved positive operating cash flow for three consecutive years. Total cash accounted for 17.1% of total assets. Liability-to-asset ratio (excluding presale deposits) decreased by 1.9 percentage points to 68.6%, officially entered the "green zone" in terms of all indicators of the "three red lines". As of the end of 2025, the average financing cost went down by 0.53 percentage points to 2.86%. Through strengthened cash flow control and proactive debt management, the Group's financial stability has been further enhanced.

Mr. WAN Yuqing, Chairman of Poly Property Group, said, “The sustained attention and R&D investment by property companies in “good houses” are coalescing into a consensus and collective force driving an overall leap in industry product capabilities. Extending from core products to encompass property services and asset operations has become a significant pathway for penetrating into the existing property market. The Group will actively explore a development model balancing asset-heavy and asset-light approaches to unlock asset value. It will proactively embrace the modern enterprise elements of digital intelligence and green development, leveraging enterprise resource planning systems and artificial intelligence technologies for empowerment, and embedding sustainability throughout the entire lifecycle of property development and management.

As the “15th Five-Year Plan” embarks on a new journey, we aspire to build on past achievements and strive for further progress. Poly Property will refine its products, deepen its services, revitalize its existing assets, thoroughly integrate digital intelligence and substantiate its green initiatives. We will systematically build our core competitiveness capable of navigating cycles, advancing steadfastly and sustainably on the path towards high-quality development.”

– END –

About Poly Property Group Co., Limited

Poly Property Group Co., Limited is one of the foremost property developers in China as well as the real estate offshore listed flagship of China Poly Group Corporation Limited (a state-owned enterprise). Its major businesses include property development, investment and management. The Group develops residential and commercial properties in Yangtze River Delta, Pearl River Delta, Southwestern region, other regions and Hong Kong. The land bank of the Group covered 20 major cities, including Shanghai, Hong Kong, Shenzhen, Guangzhou, Hangzhou, Ningbo, Suzhou, Jinan, Wuhan and Nanning, among others. The Group maintains a high-quality investment property portfolio in various cities comprising landmark properties such as Shanghai Poly Plaza, Shanghai Stock Exchange Building and Beijing Poly Plaza.

For more information, please visit <https://www.polyhongkong.com/en/>

**For media enquires, please contact:
Strategic Financial Relations Limited**

Tel: (852) 2527 0490

Email: eveline.wan@sprg.com.hk