



保利置业
POLY PROPERTY

NEWSLETTER

Issue 1, 2026





01 Debut Project

Hangzhou Vista Villa

Vista Villa is located in Wenyan Area of Xiaoshan District, Hangzhou, and on the south of Qiantang River. It is only about 0.7 kilometres 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 completed educational and commercial facilities in the vicinity and is surrounded by well-developed residential communities. The project, with a planned total GFA of approximately 127,000 square metres, is intended to be developed into low-density, upgrade-oriented residential development.

The Group acquired Vista Villa in June 2025 and put to the market in January 2026. As of the end of March, the project recorded cumulative subscription amount exceeding RMB700 million, with a sell-through rate of nearly 70%. Among the product mix, townhouse units achieved a peak average contracted selling price of RMB50,000 per sq.m.. In February, Vista Villa ranked first in Hangzhou among 「pure low-density residential projects」 in terms of sales area, sales amount, and number of units sold, underscoring the scarcity value of its location and the quality assurance of its development.



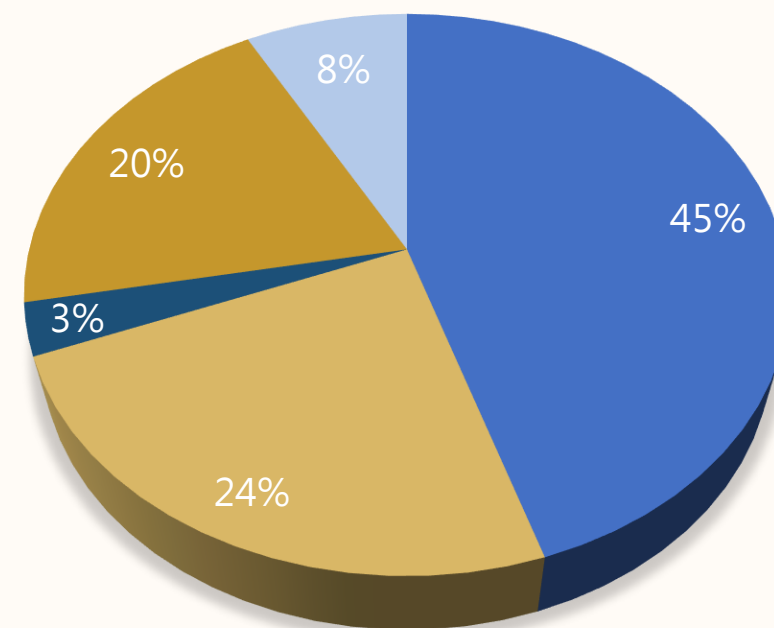
PURE PROPERTY



02 Sales Performance

- As of March 31, 2026, the Group has recorded contracted sales of RMB11.2 billion, contracted area sold amounted to 396,000 sq. m., with average selling price of RMB28,192 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, Guangzhou, Jinan, Hangzhou and Hong Kong.
- There were two debut projects launched during January to March, namely Hangzhou Vista Villa and Guangzhou Infinite Residence.

Contracted Sales Breakdown by Regions



■ YRD ■ PRD ■ Southwestern ■ Other ■ HK



03 Property Operation

Major Operating Properties	Type	GFA Held ('000 sq. m.)	Occupancy Rate #
Beijing Poly Plaza	Office	15	76%
Shanghai Poly Plaza (Partial)	Office and Commercial	30	70%
Shanghai Stock Exchange Building (Partial)	Office	48	66%
Shenzhen Poly Cultural Plaza (Partial)	Commercial	135	99%
Wuhan Poly Plaza (Partial)	Office	56	65%
Beijing Poly Plaza Hotel	Hotel	63	58%
Hyatt Regency Shanghai Jiading	Hotel	69	71%
Wuhan Poly Hotel	Hotel	28	42%

The average occupancy rate is calculated from Jan to Mar 2026

04 Land Reserves

'000 sq. m.

Project	GFA	Interest	Project	GFA	Interest	Project	GFA	Interest	Project	GFA	Interest
Shanghai Poly Center Manor	395	51%	Hangzhou Xiyuan Qilu Project	116	100%	Guiyang Poly Phoenix Bay	215	51%	Jinan Phili House	83	25%
Shanghai Poly Serene Centro	49	100%	Hangzhou Vista Villa	127	25%	Guiyang Poly Bright Moon on Top	158	100%	Jinan Huai Yin Project	134	75%
Shanghai Poly Langui Fong	14	49%	Hangzhou Xiyuan Wulu Project	63	100%	Zunyi Poly Metropolis of Future	2,105	100%	Jinan Poly Grand Joy II	191	100%
Shanghai Poly Infinite Mansion	85	100%	Yuyao Poly Jordan International	13	100%	Nanning Poly Town Phase II	359	100%	Jinan Poly Crown	104	100%
Shanghai Poly Prestige	88	100%	Yuyao Cheng Dong Project	207	100%	Nanning Poly Park City	189	100%	Jinan Poly Jinmao Splendid Jade	66	30%
Shanghai Jing'an Glory	124	51%	Deqing Poly Origin	67	100%	Nanning Xixiang Tang District Project	97	100%	Jinan Poly Greentown Phoenix Mansion	395	34%
Shanghai Neijiang Road Project	63	100%	Guangzhou Poly Gratified West Bay	260	75%	Kunming Poly City	317	90%	Jinan Poly Glory of Praise	135	51%
Kunshan Poly Brilliant Palace	119	51%	Guangzhou Poly Polaris	91	100%	Kunming Poly Moonlight Mansion	87	51%	Jinan Poly Jiu Chen Fu	165	40%
Changzhou Poly Jingyue Palace	33	51%	Guangzhou Poly Moonlight Lake	131	100%	Wuhan Poly City	379	68%	Jinan Poly Minghu Residence	120	40%
Suzhou Poly Lake Mansion	104	100%	Guangzhou Poly Classics Mansion	242	100%	Wuhan Poly Embossed Elegance	137	55%	Weihai Poly Shan Hai	120	70%
Suzhou Poly Junhua Mansion	101	51%	Guangzhou Infinite Residence	36	49%	Wuhan Poly Emerald Mansion	227	100%	Weifang Zoina Poly Mansion	56	30%
Suzhou Classics Mansion	119	40%	Shenzhen Poly Keenstar Super City	1,858	50%	Wuhan Poly Bright Lights	112	100%	Wanning Poly Peninsula No.1	257	100%
Ningbo Poly Jinmao Palace	206	60%	Shenzhen Poly Artistic Treasures	80	100%	Wuhan Wuchang District Project	74	100%	Grand Total	11,461	
Hangzhou Poly Xiyuan Fu	72	100%	Guiyang Poly Park 2010	284	100%	Mudanjiang Poly Landscape	34	100%			