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# NEWSLETTER

Issue 2, 2026





# 01 Debut Project

## Guangzhou Infinite Residence

Guangzhou Infinite Residence is located in the Liwan District Government Area of Guangzhou, approximately 1.5 kilometres from the Bai'etan CBD. The project is only 300 metres from Shiweitang Station of Metro Line 11, enjoying convenient transportation links and comprehensive surrounding living amenities. Upon completion of the Ruyifang Tunnel to its west, it will take only 5 minutes to cross the Pearl River and reach the Xiguan area of Liwan. The project, with a planned total GFA of approximately 36,000 square metres, is intended to be developed into high-rise residential buildings.

The Group acquired Guangzhou Infinite Residence in October 2025 and launched to market in March 2026. As of the end of May 2026, the project had achieved cumulative contracted sales of approximately RMB700 million, with a sell-through rate of 75%. Guided by the Group's "Product Leadership" strategy and "Aesthetic Lifestyle Curator" philosophy, Guangzhou Infinite Residence is positioned to set a new benchmark for waterfront living in western Guangzhou.



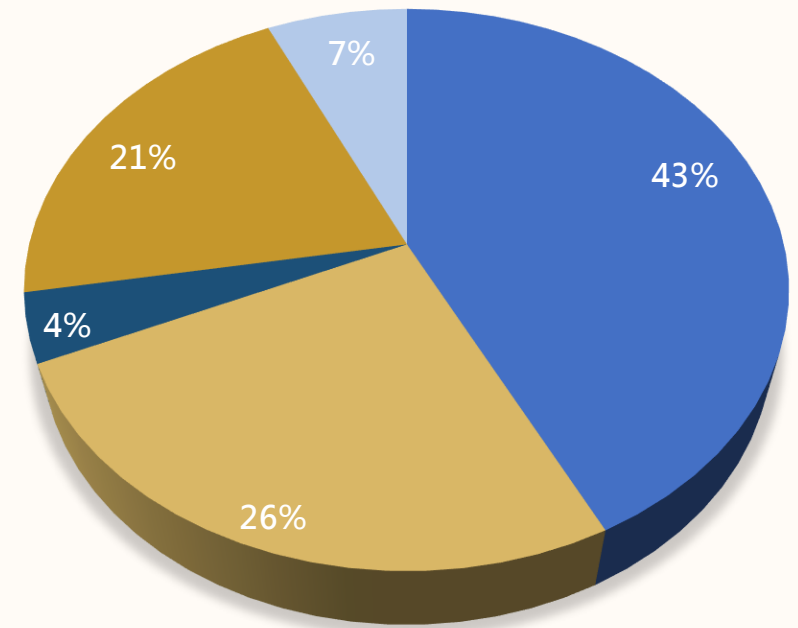
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# 02 Sales Performance

- As of May 31, 2026, the Group has recorded contracted sales of RMB19.6 billion, contracted area sold amounted to 684,000 sq. m., with average selling price of RMB28,700 per sq. m.. During the period, the contracted sales in Yangtze River Delta and Great Bay Area accounted for 75%. In terms of contracted sales, the top five cities were Shanghai, Guangzhou, Jinan, Hangzhou and Hong Kong.
- There was one debut project launched during April to May, namely Shanghai Poly River Mansion.

### 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	77%
Shanghai Poly Plaza (Partial)	Office and Commercial	30	67%
Shanghai Stock Exchange Building (Partial)	Office	48	71%
Shenzhen Poly Cultural Plaza (Partial)	Commercial	135	100%
Wuhan Poly Plaza (Partial)	Office	56	66%
Beijing Poly Plaza Hotel	Hotel	63	65%
Hyatt Regency Shanghai Jiading	Hotel	69	74%
Wuhan Poly Hotel	Hotel	28	46%

# The average occupancy rate is calculated from Jan to May 2026



# 04 New Project

## Suzhou Hu Qiu Project

The project is located in the core area of Suzhou Xiangcheng High-tech Industrial Development Zone, within Xiangcheng District's administrative, commercial and business hub. Adjacent to the Huqiu Wetland Park, the project enjoys premium ecological surroundings and is within 1.5 kilometres of the mature commercial, educational and lifestyle amenities of the Huolidao precinct.

The project, with a planned total gross floor area of approximately 64,000 square metres , is intended to be developed into pure low-density townhouse community. The Group holds a 60% interest.



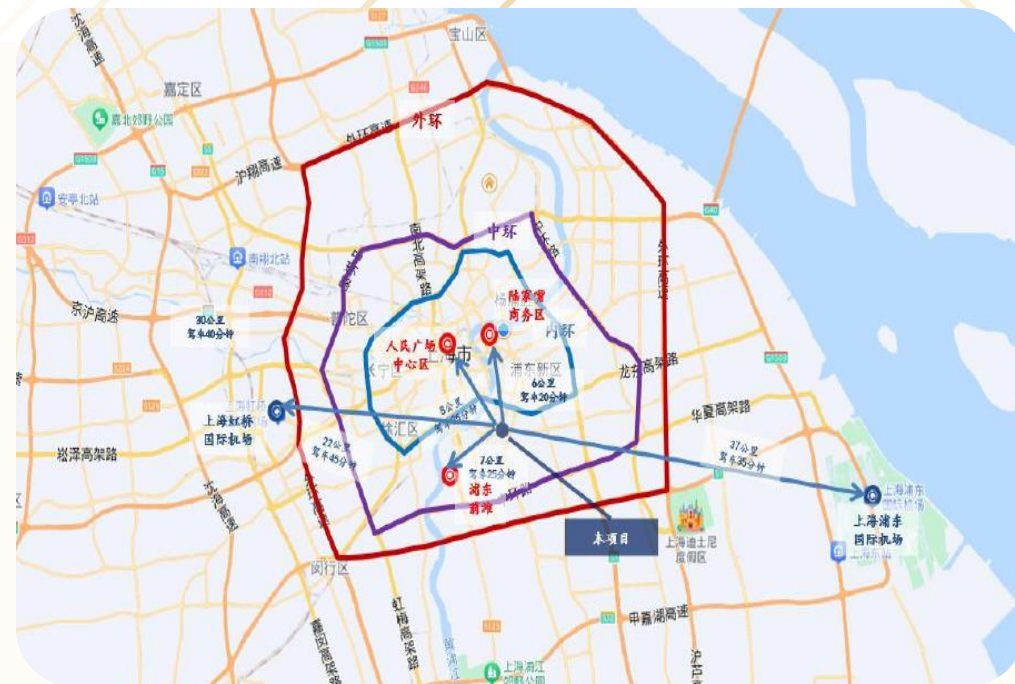


# 04 New Project

## Shanghai Pudong New Area Project

The project is located in the Expo area of Pudong New Area, Shanghai, which forms part of Pudong's planned "Expo Waterfront" development. The precinct is set to evolve into an integrated waterfront community combining ecological, cultural and public amenities, offering exceptional environmental resources. Surrounded by three metro lines, the project enjoys excellent connectivity, while established educational, commercial and medical facilities in the vicinity provide a mature residential environment.

The project, with a planned total gross floor area of approximately 75,000 square metres, is intended to be developed into high-rise residential buildings. The Group holds a 100% interest.





# 04 New Project

## Wuhan Zhongnan Erlu Project

The project is located in the Huazhong Financial City precinct of Wuchang District, Wuhan, with proximity to Wuluo Road and Zhongnan Road, two urban iconic trunk roads, and is approximately 300 metres from the Inner Ring Road. The project enjoys convenient transportation access, with Zhongnan Road Station on Metro Lines 2 and 4 located within approximately 500 metres. Established commercial, educational and medical facilities in the surrounding area provide a vibrant and mature living environment.

The project, with a planned total gross floor area of approximately 56,000 square metres, is intended to be developed into high-rise residential buildings. The Group holds a 100% interest.





# 05 Land Reserves

'000 sq. m.

Project	GFA	Interest	Project	GFA	Interest	Project	GFA	Interest	Project	GFA	Interest
Shanghai Poly Center Manor	333	51%	Hangzhou Xiyuan Qilu Project	116	100%	Guiyang Poly Bright Moon on Top	158	100%	Jinan Huai Yin Project	134	75%
Shanghai Poly Serene Centro	49	100%	Hangzhou Vista Villa	127	25%	Zunyi Poly Metropolis of Future	2,105	100%	Jinan Poly Grand Joy II	139	100%
Shanghai Poly Langui Fong	14	49%	Hangzhou Xiyuan Wulu Project	63	100%	Nanning Poly Town Phase II	359	100%	Jinan Poly Crown	104	100%
Shanghai Poly Infinite Mansion	85	100%	Yuyao Poly Jordan International	13	100%	Nanning Poly Park City	189	100%	Jinan Poly Jinmao Splendid Jade	66	30%
Shanghai Poly Prestige	88	100%	Yuyao Cheng Dong Project	207	100%	Nanning Xixiang Tang District Project	97	100%	Jinan Poly Greentown Phoenix Mansion	395	34%
Shanghai Jing'an Glory	124	51%	Deqing Poly Origin	67	100%	Kunming Poly City	317	90%	Jinan Poly Glory of Praise	135	51%
Shanghai Poly River Mansion	63	100%	Guangzhou Poly Gratified West Bay	260	75%	Kunming Poly Moonlight Mansion	87	51%	Jinan Poly Jiu Chen Fu	165	40%
Shanghai Pudong New Area Project	75	100%	Guangzhou Poly Polaris	91	100%	Wuhan Poly City	379	68%	Jinan Poly Minghu Residence	120	40%
Changzhou Poly Jingyue Palace	14	51%	Guangzhou Poly Moonlight Lake	131	100%	Wuhan Poly Embossed Elegance	137	55%	Weihai Poly Shan Hai	120	70%
Suzhou Poly Lake Mansion	104	100%	Guangzhou Poly Classics Mansion	242	100%	Wuhan Poly Emerald Mansion	227	100%	Weifang Zoina Poly Mansion	56	30%
Suzhou Poly Junhua Mansion	101	51%	Guangzhou Infinite Residence	36	49%	Wuhan Poly Bright Lights	112	100%	Wanning Poly Peninsula No.1	257	100%
Suzhou Classics Mansion	119	40%	Shenzhen Poly Keenstar Super City	1,858	50%	Wuhan Wuchang District Project	81	100%	Grand Total	11,412	
Suzhou Hu Qiu Project	64	60%	Shenzhen Poly Artistic Treasures	80	100%	Wuhan Zhongnan Erlu Project	56	100%			
Ningbo Poly Jinmao Palace	206	60%	Guiyang Poly Park 2010	284	100%	Mudanjiang Poly Landscape	34	100%			
Hangzhou Poly Xiyuan Fu	72	100%	Guiyang Poly Phoenix Bay	215	51%	Jinan Phili House	83	25%			