For Immediate Release

(Incorporated in Hong Kong with limited liability)

(Stock Code: 119)

UNAUDITED SALES DATA FOR JULY 2026

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(6 August 2026, Hong Kong) – Poly Property Group Co., Limited (Stock Code: 119) is pleased to announce certain unaudited sales data of the Company together with its joint ventures and associated companies (the "Group") for July 2026.

In July 2026, the Group achieved contracted sales value of approximately RMB3.0 billion. The contracted area sold was approximately 100 thousand sq. m., with contracted average selling price of approximately RMB30,036 per sq. m..

As at the end of July 2026, the Group achieved contracted sales value of approximately RMB26.2 billion. The contracted area sold was approximately 899 thousand sq. m., with contracted average selling price of approximately RMB29,160 per sq. m..

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Note:
This Property Sales Update has been prepared on the basis of internal management records. It has not been audited or reviewed by external auditors. Information contained herein may differ from figures to be disclosed in the audited or unaudited consolidated financial statements to be published by the Company on an annual or half-yearly basis due to various uncertainties during the process of collating such sales information. As such, the data contained herein is for investors' reference only.