保利置业
POLY PROPERTY

NEWSLETTER



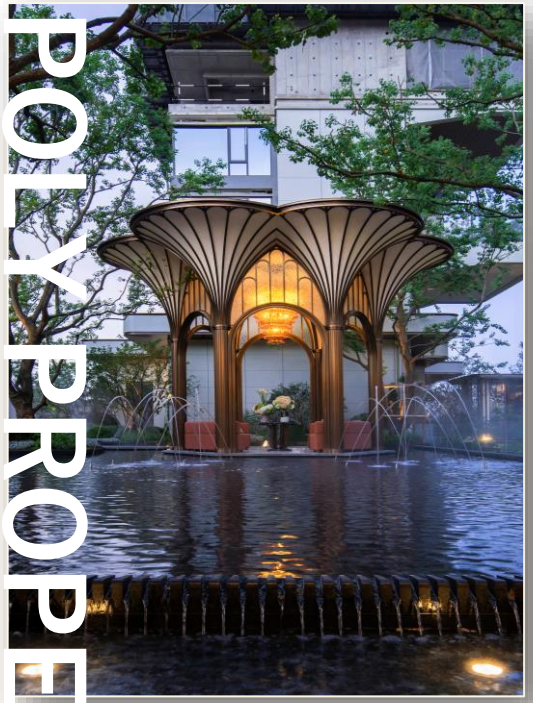
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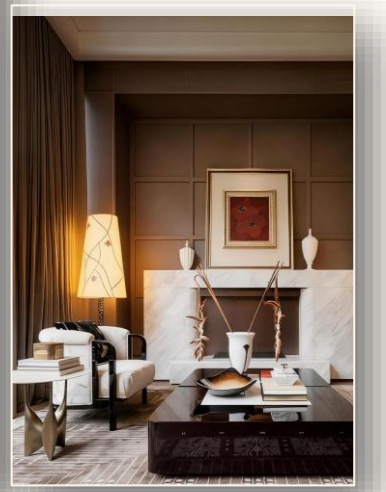
01 Debut Project

Nanning Poly Grand Residence

Nanning Poly Grand Residence is located in the core living area of Xixiangtang District, Nanning City, approximately 2 kilometres from Nanning Railway Station. It is surrounded by complete commercial, medical, and educational facilities, adjacent to Walmart and Wanda Plaza, and close to the Xixiangtang District government offices and Guangxi Ruikang Hospital. The area is home to several universities, including Guangxi University and Guangxi University of Finance and Economics, creating a well-developed living community. The project, with a planned total GFA of approximately 97,000 square metres, is intended to be developed into high-rise residential buildings.

The Group acquired Nanning Poly Grand Residence in December 2025 and launched to market in July 2026. As of the end of September 2026, the project had achieved cumulative sell-through rate of over 80%. Guided by the Group's "Product Leadership" strategy and " Aesthetic Lifestyle Curator" philosophy, the Yin Series seeks to enhance the residential experience through architectural design, landscape planning and thoughtfully curated living spaces, creating premium urban residences that combine comfort, quality and aesthetic appeal to meet the needs of homebuyers seeking an upgraded living experience.

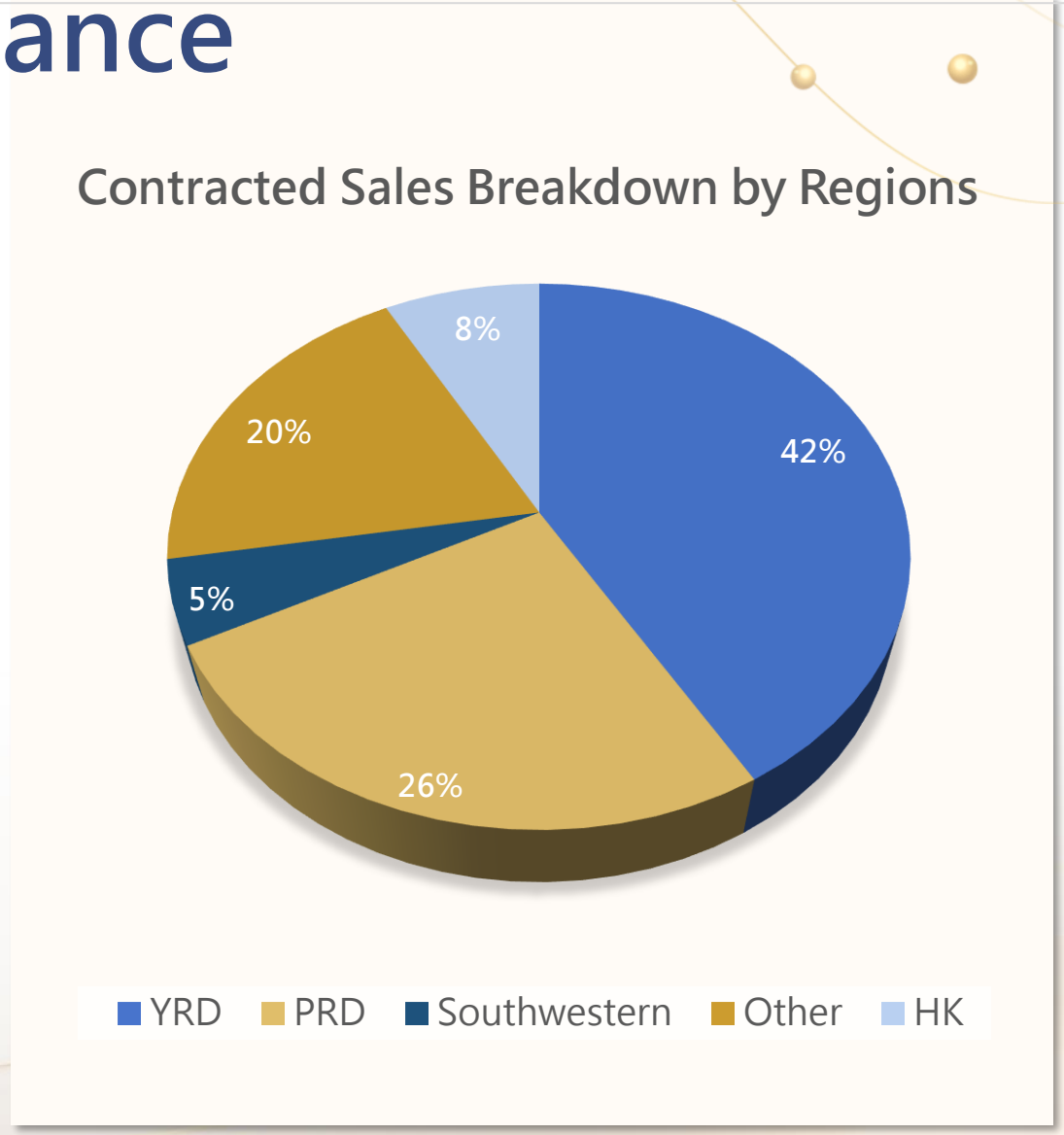






02 Sales Performance

- As of September 30, 2026, the Group has recorded contracted sales of RMB32.8 billion, contracted area sold amounted to 1,170,000 sq. m., with average selling price of RMB28,057 per sq. m.. During the period, the contracted sales in Yangtze River Delta and Great Bay Area accounted for 76%. In terms of contracted sales, the top five cities were Shanghai, Guangzhou, Jinan, Hong Kong and Hangzhou.
- There were two debut projects launched during June to September, namely Nanning Poly Grand Residence and Yuyao Poly Florid Centro.



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	74%
Shanghai Stock Exchange Building (Partial)	Office	48	75%
Shenzhen Poly Cultural Plaza (Partial)	Commercial	135	100%
Wuhan Poly Plaza (Partial)	Office	56	66%
Beijing Poly Plaza Hotel	Hotel	63	71%
Hyatt Regency Shanghai Jiading	Hotel	69	76%
Wuhan Poly Hotel	Hotel	28	41%

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

04 New Project

Shenzhen Nan Shan Project

The project is located in the core area of Yuehai Sub-district, Nanshan District, Shenzhen. It is home to premium industrial clusters such as Shenzhen Bay Science and Technology Ecological Park and Nanshan Science and Technology Park, gathering numerous leading technology companies and high-tech enterprises. The site is close to multiple metro lines and is supported by well-established commercial, educational, cultural and sports facilities. It also boasts Shenzhen Bay landscape resources, featuring prominent location advantages, convenient transportation and great development potential.

The project, with a planned total gross floor area of approximately 90,000 square metres, is intended to be developed into high-rise residential buildings. The Group holds a 100% interest.



04 New Project

Kunshan Development Zone Project

The project is located in the central area of Kunshan Economic and Technological Development Zone, adjacent to the Group' s acquired Poly Brilliant Palace project, enjoying a prime location. The surrounding area is well served by commercial and educational facilities, with recreational green spaces such as Huangpu Park nearby. The site is approximately 0.5 km from the eastern section of Kunshan Central Ring Expressway and 0.7 km from Shunfan North Road Station on Metro Line 11, offering excellent transport connectivity, convenient access to daily amenities and a desirable living environment.

The project, with a planned total gross floor area of approximately 105,000 square metres , is intended to be developed into high-rise apartment and garden houses. The Group holds a 100% interest.



04 New Project

Nanning Beida North Road Project

The project is located in the Xinyang Longteng area of Xixiangtang District, Nanning, north of the Group' s acquired Poly Grand Residence project. Benefiting from a prime location, the project is surrounded by higher education institutions, including Guangxi University and Guangxi University of Finance and Economics, and enjoys convenient access to a comprehensive range of commercial, medical and educational amenities. With a well-established residential community and mature supporting infrastructure, the area offers a desirable living environment and favourable prospects for future development.

The project, with a planned total gross floor area of approximately 30,000 square metres , is intended to be developed into high-rise residential buildings. The Group holds a 100% interest.



04 New Project

Nanning Beida North Road Project II

The project is located in the Xinyang Longteng area of Xixiangtang District, Nanning, east of the Group' s acquired Poly Grand Residence project. Located within a well-established residential neighbourhood, the project benefits from comprehensive commercial, educational and healthcare amenities, as well as convenient transport connectivity. Leveraging the overall master plan of Poly Grand Residence, the project will capitalise on the synergies of integrated development across the adjoining sites, further enhancing its overall development value.

The project, with a planned total gross floor area of approximately 10,000 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 Wulu Project	67	100%	Zunyi Poly Metropolis of Future	2,105	100%	Jinan Phili House	83	25%
Shanghai Poly Langui Fong	14	49%	Yuyao Poly Jordan International	13	100%	Nanning Poly Town Phase II	359	100%	Jinan Huai Yin Project	134	75%
Shanghai Poly Infinite Mansion	85	100%	Yuyao Poly Florid Centro	207	100%	Nanning Poly Park City	189	100%	Jinan Poly Grand Joy II	139	100%
Shanghai Poly Prestige	88	100%	Deqing Poly Origin	67	100%	Nanning Poly Grand Residence	97	100%	Jinan Poly Jinmao Splendid Jade	66	30%
Shanghai Jing'an Glory	124	51%	Guangzhou Poly Gratified West Bay	200	75%	Nanning Beida North Road Project	30	100%	Jinan Poly Greentown Phoenix Mansion	395	34%
Shanghai Poly River Mansion	63	100%	Guangzhou Poly Polaris	91	100%	Nanning Beida North Road Project II	10	100%	Jinan Poly Glory of Praise	135	51%
Shanghai Pudong New Area Project	75	100%	Guangzhou Poly Moonlight Lake	131	100%	Kunming Poly City	317	90%	Jinan Poly Jiu Chen Fu	165	40%
Kunshan Development Zone Project	105	100%	Guangzhou Poly Classics Mansion	242	100%	Kunming Poly Moonlight Mansion	87	51%	Jinan Poly Minghu Residence	120	40%
Changzhou Poly Jingyue Palace	14	51%	Guangzhou Infinite Residence	36	49%	Wuhan Poly City	378	68%	Weihai Poly Shan Hai	120	70%
Suzhou Poly Lake Mansion	104	100%	Shenzhen Poly Keenstar Super City	1,858	50%	Wuhan Poly Embossed Elegance	137	55%	Weifang Zoina Poly Mansion	56	30%
Suzhou Poly Junhua Mansion	101	51%	Shenzhen Poly Artistic Treasures	80	100%	Wuhan Poly Emerald Mansion	227	100%	Wanning Poly Peninsula No.1	209	100%
Suzhou Huqiu Project	64	60%	Shenzhen Nan Shan Project	90	100%	Wuhan Poly Bright Lights	112	100%			
Hangzhou Poly Xiyuan Fu	72	100%	Guiyang Poly Park 2010	252	100%	Wuhan Wuchang District Project	81	100%			
Hangzhou Xiyuan Qilu Project	116	100%	Guiyang Poly Phoenix Bay	215	51%	Wuhan Zhongnan Second Road Project	56	100%	**Grand Total**	11,033	
Hangzhou Vista Villa	127	25%	Guiyang Poly Bright Moon on Top	158	100%	Mudanjiang Poly Landscape	34	100%			