



保利置业
POLY PROPERTY



NEWSLETTER

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01 Debut Project

Shanghai Poly Infinite Mansion



Shanghai Poly Infinite Mansion located in Chunshen Area in the outskirts of Minhang District, Shanghai and adjacent to the Xinzhuang sub-center. It lies within one of Shanghai's four model residential zones. Close to the junction of multiple urban trunk roads, enjoys excellent transportation links. The project has complete set of educational and medical facilities in the vicinity and is adjacent to Minhang Experimental Primary School, Xinsong Middle School and Zhongshan Hospital Affiliated to Fudan University, offering a vibrant residential environment. The project, with a planned total GFA of approximately 85,000 sq. m., is intended to be developed as a high-rise residential buildings.

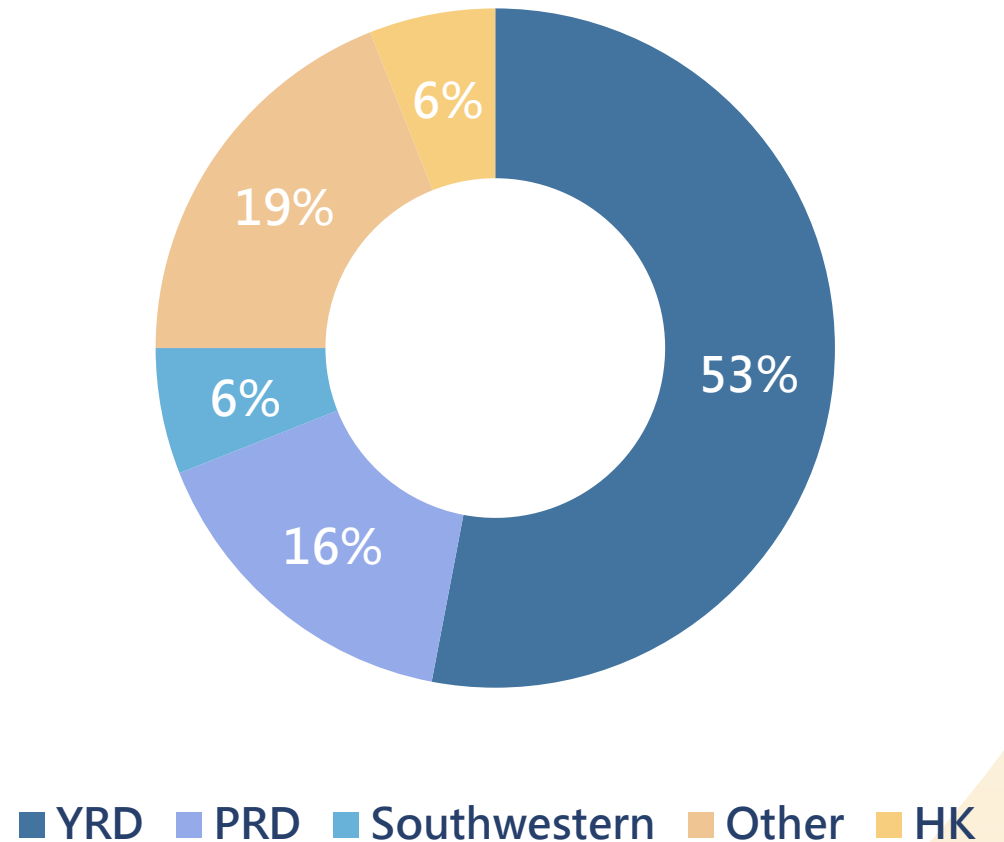
The Group acquired the project in November 2024 and put to the market in April 2025. The first round of sales achieved a subscription amount exceeding RMB1 billion, with an average subscription price of approximately RMB80,000 per sq. m.. Crafted with precision, this new addition to the 'Yin' Series sets a new benchmark for quality living in Meilong.



02 Sales Performance

- As of May 31, 2025, the Group has recorded contracted sales of RMB21.8 billion, contracted area sold amounted to 795,000 sq. m., with average selling price of RMB27,475 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, Jinan, Suzhou, Ningbo and Shenzhen. In May, the Group ranked 16th in the CRIC list in terms of total sales amount.
- There was one debut project launched between April and May, namely Shanghai Poly Infinite Mansion.

Contracted Sales Breakdown by Regions





03 Property Operation

Major Operating Properties	Type	GFA Held ('000 sq. m.)	Occupancy Rate #
Beijing Poly Plaza	Office	15	70%
Shanghai Poly Plaza (Partial)	Office and Commercial	30	70%
Shanghai Stock Exchange Building (Partial)	Office	48	54%
Shenzhen Poly Cultural Plaza (Partial)	Commercial	135	100%
Wuhan Poly Plaza (Partial)	Office	56	56%
Beijing Poly Plaza Hotel	Hotel	63	67%
Hyatt Regency Shanghai Jiading	Hotel	69	76%
Wuhan Poly Hotel	Hotel	28	47%

The average occupancy rate is calculated from Jan to May 2025





04 New Project

Shanghai Yang Pu Project

The project is located in the East Bund area within the Middle Ring of Yangpu District, Shanghai. It is approximately a 25-minute drive from Lujiazui and is part of the Yangpu Riverside Area, a key development zone in the district's urban planning. The project is about a 900-meter walk from Aiguo Road Station on Metro Line 12 and within walking distance to the Yangpu Riverside. The area enjoys convenient transportation, well-developed commercial and medical facilities, and a vibrant residential atmosphere.

The project, with a planned total gross floor area of approximately 88,000 square metres, is intended to be developed into a high-rise residential buildings. The Group holds a 100% interest.





04 New Project

Hangzhou Xiyuan 7th Road Project

The project is located in Xihu District, Hangzhou, within the Hangzhou Ring Expressway, placing it in the core urban area. It is approximately 2.4 kilometers from the Zijingang Campus of Zhejiang University. The surrounding area offers comprehensive living amenities, with easy walking access to the metro station and neighborhood retail, providing convenient daily life and transportation.

The project, with a planned total gross floor area of approximately 116,000 square metres, is intended to be developed into a high-rise residential buildings. The Group holds a 100% interest.





04 New Project

Weihai Huan Cui Project

The project is located at the heart of the central area of Huancui District, Weihai. It enjoys convenient transportation, allowing quick access to major districts across the city. Situated near the city center's RT-Mart and Weigao commercial area, the project is surrounded by comprehensive commercial, educational, and medical facilities. The neighboring residential communities are well-established, fostering a strong and vibrant living atmosphere.

The project, with a planned total gross floor area of approximately 111,000 square metres, is intended to be developed into a high-rise residential buildings. The Group holds a 70% interest.





05 Land Reserves

'000 sq. m.

Project	GFA	Interest	Project	GFA	Interest	Project	GFA	Interest	Project	GFA	Interest
Shanghai Poly Center Manor	604	51%	Hangzhou Xiyuan 7 th Road Project	116	100%	Zunyi Poly Metropolis of Future	2,105	70%	Jinan Poly Quehua Fu	83	51%
Shanghai Poly Serene Centro	49	100%	Yuyao Poly Jordan International	312	100%	Nanning Poly Town Phase II	359	100%	Jinan Poly Jinmao Splendid Jade	66	30%
Shanghai Lanzhou Road Project	14	49%	Deqing Poly Origin	67	100%	Nanning Poly Jin House	73	51%	Jinan Poly Greentown Phoenix Mansion	393	34%
Shanghai Poly Infinite Mansion	85	100%	Guangzhou Poly Gratified West Bay	301	75%	Nanning Poly Park City	281	100%	Jinan Poly Glory of Praise	135	51%
Shanghai Yang Pu Project	88	100%	Guangzhou Poly Polaris	114	100%	Kunming Poly City	421	90%	Jinan Lixia District A1 Project	156	40%
Kunshan Poly Brilliant Palace	119	51%	Guangzhou Poly Moonlight Lake	129	100%	Kunming Poly Moonlight Mansion	87	51%	Yantai Poly Moon Mansion	50	51%
Kunshan Poly Shangyun Fu	134	100%	Guangzhou Poly Chill Residence	81	100%	Wuhan Poly City	378	68%	Weihai Poly Moon Fenghua	7	51%
Changzhou Poly Jingyue Palace	87	51%	Guangzhou Luju Road Project	253	100%	Wuhan Poly Embossed Elegance	284	55%	Weihai Huan Cui Project	111	70%
Suzhou Poly Lake Mansion	104	100%	Foshan Poly Mansion	89	100%	Wuhan Poly Emerald Mansion	227	100%	Weifang Zoina Poly Mansion	56	30%
Suzhou Urban Ideal Habitat	132	20%	Shenzhen Poly Keenstar Super City	1,858	50%	Wuhan Poly Bright Lights	112	100%	Wanning Poly Peninsula No.1	377	100%
Suzhou Poly Junhua Gentle Villa	103	51%	Shenzhen Poly Urban Cultural Bay	59	100%	Harbin Guang Xin Project	108	100%	Hong Kong Chill Residence	43	70%
Suzhou Classics Mansion	119	40%	Shenzhen Poly Jade Apartments	138	51%	Mudanjiang Poly Landscape	34	100%	Hong Kong Pano Harbour	102	35%
Ningbo Poly Lustrous Elegance	71	100%	Shenzhen Bao An Project	80	100%	Jinan Phili House	83	25%	Grand Total	13,254	
Ningbo Poly Jinmao Palace	206	60%	Guiyang Poly Park 2010	283	100%	Jinan Huai Yin Project	134	75%			
Hangzhou Jade Urban	201	30%	Guiyang Poly Phoenix Bay	215	51%	Jinan Poly Grand Joy II	191	100%			
Hangzhou Xihu District Project	68	100%	Guiyang Poly Bright Moon on Top	189	100%	Jinan Poly Crown	334	100%			