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Poly Property Group Co., Limited

保利置業集團有限公司

(Incorporated in Hong Kong with limited liability)
(Stock Code: 00119)

VOLUNTARY ANNOUNCEMENT

PUBLIC ISSUE OF DOMESTIC CORPORATE BONDS

BY SHANGHAI POLY PROPERTY,

A WHOLLY-OWNED SUBSIDIARY OF THE COMPANY

This is a voluntary announcement made by Poly Property Group Co., Limited (the “**Company**”).

The board of directors (the “**Board**”) of the Company is pleased to announce that, on 27 January 2022, China Securities Regulatory Commission (中國證券監督管理委員會) (the “**CSRC**”) has approved the application of a wholly-owned subsidiary of the Company Poly Property Group Co., Ltd.* (保利置業集團有限公司) (“**Shanghai Poly Property**”), a company established in the People’s Republic of China (the “**PRC**”), for the proposed public issue of domestic corporate bonds of face value of not exceeding RMB5 billion (the “**Corporate Bonds**”) to qualified investors in tranches. Under the approval, Shanghai Poly Property may issue the Corporate Bonds in tranche(s) within 24 months from the date of approval of the proposed issue of the Corporate Bonds by the CSRC.

The Board further announces that Shanghai Poly Property had successfully issued the first tranche of the Corporate Bonds (the “**First Tranche Corporate Bonds**”) to qualified investors on 16 February 2022. The size of the First Tranche Corporate Bonds was RMB2 billion with RMB1.5 billion with a term of 3+2 years at a coupon rate of 2.99% p.a.; and RMB0.5 billion with a term of 5+2 years at a coupon rate of 3.66% p.a.. The First Tranche Corporate Bonds have been listed on the Shanghai Stock Exchange (上海證券交易所).

The Board is pleased to further announce that Shanghai Poly Property had successfully issued a public issue of the second tranche of the Corporate Bonds (the “**Second Tranche Corporate Bonds**”) to qualified investors on 13 April 2022. The size of the Second Tranche Corporate Bonds was issued at RMB1.5 billion with a term of 3+2 years at a coupon rate of 3.35% p.a.. The Second Tranche Corporate Bonds will also be listed on the Shanghai Stock Exchange.

In accordance with the relevant rules and regulations in the PRC, relevant documents in relation to Shanghai Poly Property and details of the Corporate Bonds are available on the website of the Shanghai Stock Exchange (<http://bond.sse.com.cn>). Shareholders and investors of the Company are reminded that such documents were prepared in accordance with the requirements in the PRC and are limited solely to Shanghai Poly Property and the information contained therein does not provide a full picture of the operation or status of the Company and its subsidiaries.

Shanghai Poly Property may issue further tranche(s) of the Corporate Bonds within 24 months from the date of approval of the proposed issue of the Corporate Bonds by the CSRC.

Shareholders and potential investors of the Company are advised not to rely solely on the information contained herein and should exercise caution when dealing in the securities of the Company. When in doubt, the shareholders and potential investors of the Company are advised to seek professional advice from their own professional or financial advisers.

By order of the Board
Poly Property Group Co., Limited
Wan Yuqing
Chairman

Hong Kong, 14 April 2022

As at the date of this announcement, the executive directors of the Company are Mr. Wan Yuqing, Mr. Wang Jian and Mr. Ye Liwen, the non-executive director of the Company is Mr. Guo Jianquan, and the independent non-executive directors of the Company are Mr. Ip Chun Chung, Robert, Mr. Fung Chi Kin, Miss Leung Sau Fan, Sylvia and Mr. Wong Ka Lun.

** For identification purpose only*