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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)**

### **PROFIT WARNING**

This announcement is made by Poly Property Group Co., Limited (the “**Company**”, together with its subsidiaries, the “**Group**”) pursuant to Rule 13.09 of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited and the Inside Information Provisions under Part XIVA of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong).

The board of directors of the Company (the “**Board**”) would like to inform the shareholders and investors of the Company that based on the currently available financial information, the Group expects that the Group’s profit for the period for the six months ended 30 June 2023 would drop by about 40% compared to the same period in 2022, and the profit attributable to owners of the Company would drop by about 50% period-on-period. The decrease in profit attributable to owners of the Company was mainly due to the decrease in recognition of turnover of property development projects during the period and the decline in gross profit margin due to the market downturn.

As the Company is still in the process of finalising the results of the Group for the six months ended 30 June 2023, the information set out in this announcement is only based on a preliminary assessment by the management of the Company based on the consolidated management accounts of the Company and other information currently available to the Company which have not been audited nor reviewed by the Company’s auditor or reviewed by the audit committee of the Board. As such, the actual interim results of the Group for the six months ended 30 June 2023 may differ from what is disclosed in this announcement. Details of the financial information for the six months ended 30 June 2023 to be disclosed in the interim results announcement of the Company shall prevail.

**Shareholders and potential investors of the Company are advised to exercise caution when dealing in the shares of the Company.**

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

Hong Kong, 4 August 2023

*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. Chen Yuwen, 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.*