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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)

ANNOUNCEMENT MADE PURSUANT TO RULE 13.18 OF THE LISTING RULES

This announcement is made pursuant to Rule 13.18 of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “Listing Rules”).

The board of directors of Poly Property Group Co., Limited (the “Company”) announces that on 31 January 2024, the Company (as borrower) entered into a facility agreement (the “Facility Agreement”) with (1) Hua Xia Bank Co., Limited Hong Kong Branch, China Zheshang Bank Co., Ltd. (Hong Kong Branch), Bank of Communications Co., Ltd. Hong Kong Branch, China CITIC Bank International Limited, China Everbright Bank Co., Ltd., Hong Kong Branch, Agricultural Bank of China Limited Hong Kong Branch, Ping An Bank Co., Ltd., Hong Kong Branch, CMB Wing Lung Bank Limited, Malayan Banking Berhad, Hong Kong Branch (as mandated lead arrangers, bookrunners and lenders), (2) Bank of Communications Co., Ltd. Hong Kong Branch (as sustainability link loan advisor and coordinator), and (3) China CITIC Bank International Limited (as facility agent) for a term loan facility in an aggregate amount of HK\$3,900,000,000 (the “Facility”). The final maturity date of the Facility shall be the date falling 36 months after the first utilisation date of the loan under the Facility.

Pursuant to the Facility Agreement, it shall be an event of default if, among other things, China Poly Group Corporation Limited (“China Poly”, the controlling shareholder of the Company) ceases to: (a) (together with its controlled corporations) be the single largest shareholder of the Company or, directly or indirectly through its controlled corporations, to hold at least 40% of the issued share capital of the Company. The percentage of interest in the Company held by China Poly shall be calculated and determined in accordance with Part XV

of the Securities and Futures Ordinance, Chapter 571 of the Laws of Hong Kong; or (b) maintain management control of the Company; or (c) be under the control and supervision of the State-owned Assets Supervision and Administration Commission of the State Council of the People's Republic of China. As at the date of this announcement, China Poly and its subsidiaries hold approximately 48.09% of the total issued ordinary share capital of the Company.

The Company will make continuing disclosure in its subsequent interim and annual reports pursuant to the requirements of Rule 13.21 of the Listing Rules so long as the abovementioned obligations continue to exist.

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

Hong Kong, 31 January 2024

As at the date of this announcement, the executive directors of the Company are Mr. Wan Yuqing 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.