

NEWSLETTER

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01

Debut Project

Jinan Poly Crown



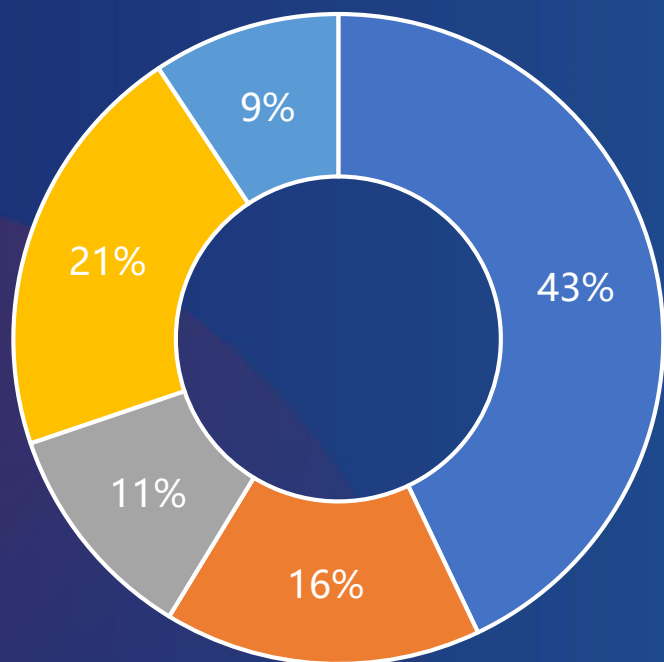
The Project is located on the 11 block of Lixia District in Jinan High-Tech Zone. It neighbors the park landscape belt of the CBD in the south, high-tech core area in the east, which has geographical advantage. The area is well developed with a range of high-quality educational and medical facilities, as well as the provincial cultural and sports facilities. The site enjoys convenient transportation. The project, with a planned total gross floor area of approximately 334,000 sq. m., is intended to be developed into high-rise residential buildings.

The Group acquired the project in December 2022 and put to the market in August 2023. Jinan Poly Crown has launched a total of 285 apartment units so far and realized sales amount of approximately RMB8.5 billion, representing a sell-through rate of 70%.

02

Sales Performance

9M2023



□ YRD □ PRD □ Southwestern □ Other □ HK

As at the end of September 2023, the Group has recorded contracted sales of RMB 45.9 billion, representing a year-on-year increase of 52%. The contracted area sold amounted to 1,870,000 sq. m., with average selling price of RMB24,527 per sq. m.. During the period, the contracted sales in Yangtze River Delta and Great Bay Area accounted for 68%. In terms of contracted sales, the top five cities were Jinan, Kunshan, Shanghai, Ningbo and Hong Kong.

There were three debut projects in between June and August. The project names are Shenzhen Poly Jade Apartments, Nanning Poly Jin House and Jinan Poly Crown.

03

Property Operations

Major Operating Properties	Type	GFA Held (000 sq. m.)	Occupancy Rate #
Beijing Poly Plaza	Office	15	76%
Shanghai Poly Plaza (Partial)	Office and Commercial	30	78%
Shanghai Stock Exchange Building (Partial)	Office	48	60%
Shenzhen Poly Cultural Plaza (Partial)	Commercial	135	65%
Wuhan Poly Plaza (Partial)	Office	56	58%
Beijing Poly Plaza Hotel	Hotel	63	77%
Hyatt Regency Shanghai Jiading	Hotel	69	77%
Wuhan Poly Hotel	Hotel	28	63%

the average occupancy rate is calculated from Jan to Sept 2023



04 New Project

Guangzhou Pan Yu Project

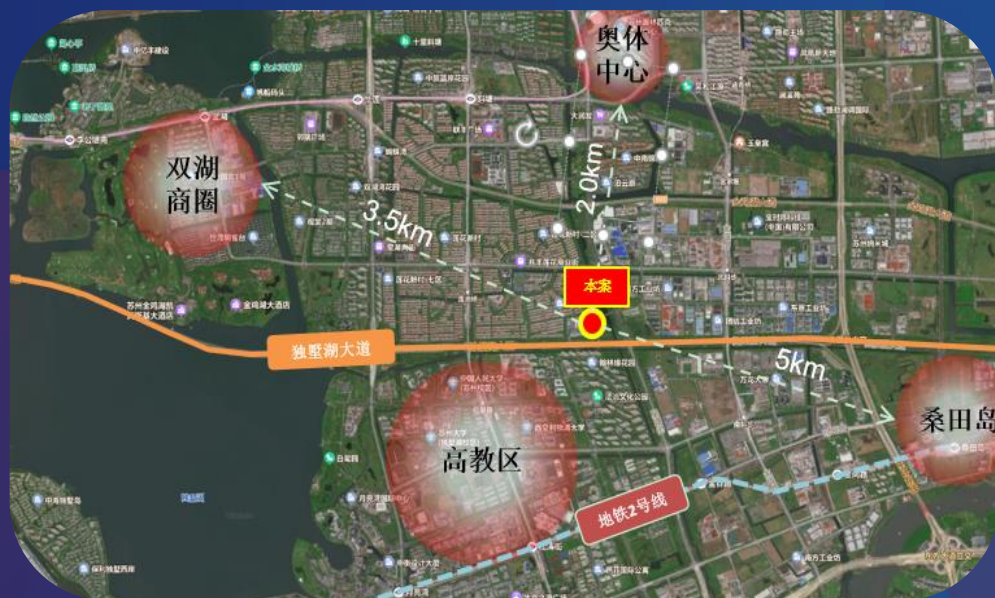


The project is located on the north side of Panyu Coach Terminal in Guangzhou, belonging to Shiqiao, 2.5 kilometers away from Panyu District government and only 800 meters away from Panyu Coach Terminal Station of the East Extension Line of Metro Line 3 under construction. The site has a full range of commercial and educational facilities in the vicinity, as well as several mature residential communities with a strong residential atmosphere. The site is close to Longfor Starry Street under development, Golden Bay Shopping Mall and Cultural Activity Centre under planning on the north. The living vibe and facilities will continue to be improved.

The project, with a planned total GFA of approx. 81,000 square meters, is intended to be developed into high-rise residential buildings. The Group holds a 100% interest.

04 New Project

Suzhou Industrial Park Project

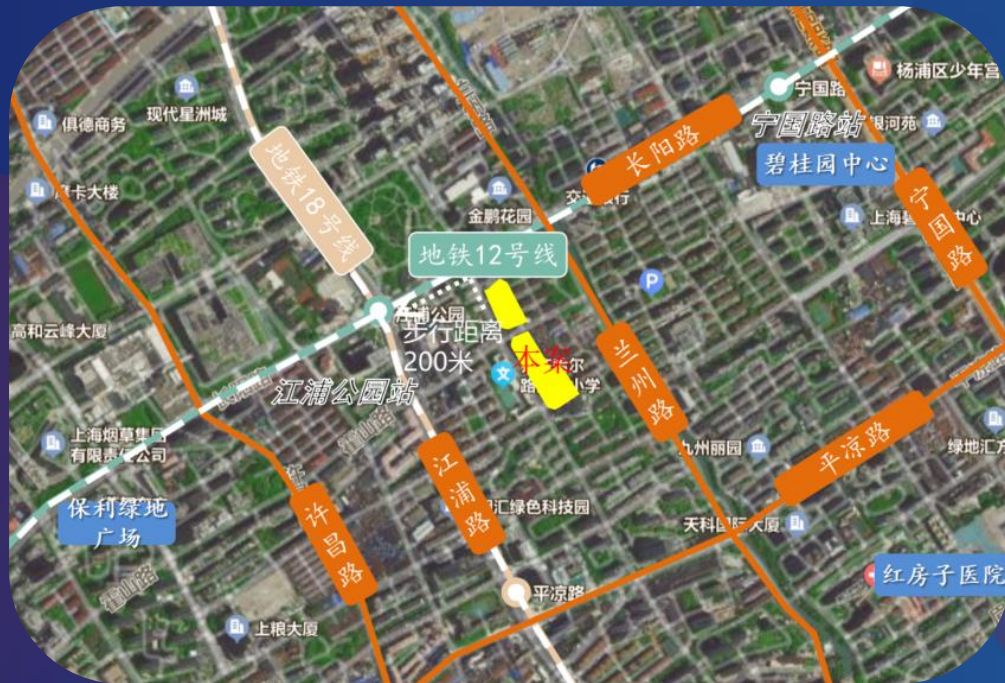


The project is located in the Xietang Area of Suzhou Industrial Park. The site neighbours Olympic Plot in the north, which is approximately 2 kilometers away from the Olympic Sports Center. The west side neighbours the Shuanghu business district of the Park, which is approximately 3.5 kilometers away. The project enjoys convenient transportation and full-fledged ancillary facilities. Sangtian Island area is approximately 5 kilometers from the east of the project, which is currently a key high-tech industry cluster in Suzhou, gathering a large number of high-level technical talents.

The project, with a planned total GFA of approx. 101,000 square meters, is intended to be developed into high-rise residential buildings. The Group holds a 51% interest.

04 New Project

Shanghai Yang Pu Project



The project is located on the east side of the Bund in Shanghai Yang Pu District, belongs to the traditional central urban area. The urban renewal projects continued to be implemented with the area, indicating a great development potential. The site enjoys convenient transportation, with only 200 metres walking distance from the Jiangpu Park Station, the interchange station of Metro Line 12 and Metro Line 18. The site was surrounded by full range of facilities and strong living atmosphere.

The project, with a planned total GFA of approx. 49,000 square meters, is intended to be developed into high-rise residential buildings. The Group holds a 100% interest.

04 New Project

Nanning Xiufeng Road Project

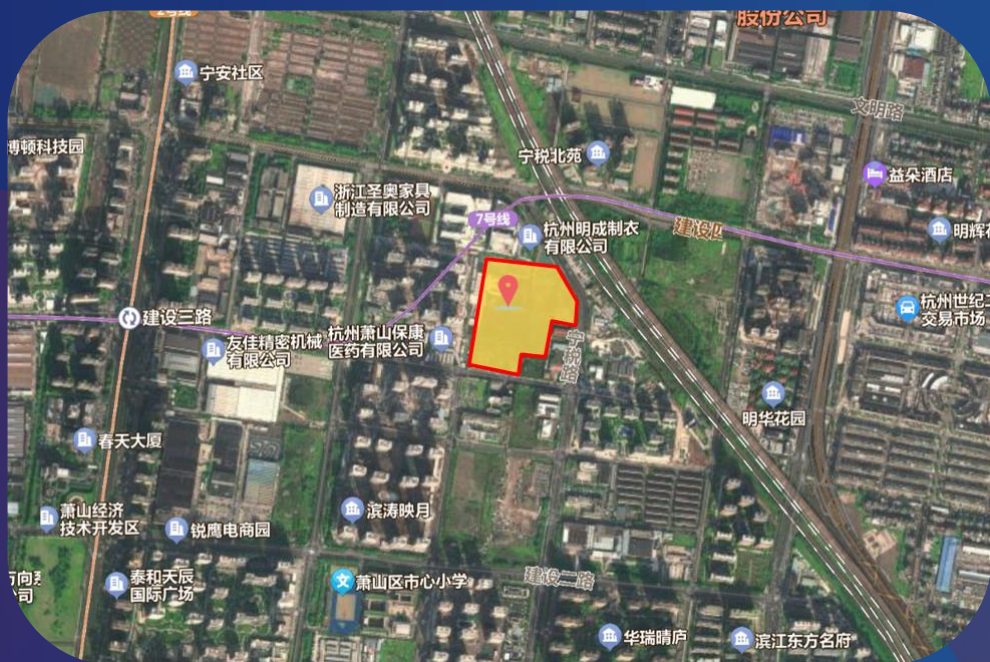


The project is located in Beihu Mingxiu area of Xi Xiangtang District, which is the traditional downtown of Nanning City with a dense population and good living vibe. The surrounding development is relatively mature. The site is close to Shishan Park, Xiufeng Road Metro Line Station and the 5th People's Hospital, with full range of living facilities. The Project is located in the school district with Linfeng Road Elementary school and the 24th Middle School, which was a great location.

The project, with a planned total GFA of approx. 283,000 square meters, is intended to be developed into high-rise residential buildings. The Group holds a 100% interest.

04 New Project

Hangzhou Xiao Shan Project



The project is located in Shibei area of Xiao Shan District. The north side neighbours the Qianjiang Century City, south side neighbours the Xiao Shan City, west side closes to Binjiang District, which is a advantageous geographical location. The project enjoys convenient transportation with proximity to the Jianshesan Road Metro Line Station shared by Metro Line 2 and Metro Line 7. It is surrounded by well-developed educational and medical facilities.

The project, with a planned total GFA of approx. 201,000 square meters, is intended to be developed into high-rise residential buildings. The Group holds a 30% interest.

05

Land Reserves

Project	GFA	Interest	Project	GFA	Interest	Project	GFA	Interest	Project	GFA	Interest
Shanghai Poly Moonrise Mansion	111	100%	Changshu Poly Longyue Mansion	40	100%	Foshan Poly Mansion	209	100%	Wuhan Poly Emerald Mansion	227	100%
Shanghai Poly Twilight Mansion	101	100%	Ningbo Poly Spring Poetry	88	100%	Shenzhen Poly Keenstar Super City	1,858	50%	Wuhan Poly Bright Lights	230	100%
Shanghai Poly Vibe Centro	86	100%	Ningbo Poly Brocade Scroll	132	100%	Shenzhen Poly New Dream	183	51%	Harbin Guang Xin Project	244	100%
Shanghai Poly Dawn Light Residence	107	100%	Ningbo Hai Shu Project	71	100%	Shenzhen Poly Vibe Centro	171	51%	Mudanjiang Poly Landscape	168	100%
Shanghai Poly Qing Pu Project	604	51%	Ningbo Poly Rising	185	100%	Shenzhen Poly Urban Cultural Bay	251	100%	Jinan Phili House	83	25%
Shanghai Poly Yang Pu Project	49	100%	Ningbo Poly Villa Re Place	234	100%	Shenzhen Yuling Road Project	138	51%	Jinan Poly Mountain Villa	86	60%
Kunshan Moonlight Mansion	221	49%	Ninghai Poly Origin of Nebula	91	100%	Guiyang Poly Park 2010	270	100%	Jinan Huai Yin Project	212	75%
Kunshan Moonlight Jade	194	49%	Hangzhou Future Mansion	304	50%	Guiyang Poly Phoenix Bay	215	51%	Jinan Poly Grand Joy II	414	100%
Kunshan East City	270	32%	Hangzhou Xiao Shan Project	201	30%	Guiyang Poly Bright Moon on Top	298	100%	Jinan Poly Jade	151	100%
Kunshan Poly Brilliant Palace	356	51%	Yuyao Poly Jordan International	312	100%	Zunyi Poly Metropolis of Future	2,105	35%	Jinan Poly Park TOD	140	80%
Kunshan Jingwang Road Project	134	100%	Deqing Poly Origin	67	100%	Nanning Poly Town	12	100%	Jinan Poly Crown	334	100%
Changzhou Poly Jingyue Palace	227	51%	Guangzhou Poly Gratified West Bay	367	75%	Nanning Poly Town Phase II	551	100%	Yantai Poly Moon Mansion	184	51%
Taicang Tianhe Mansion	120	41%	Guangzhou Clover Shades	59	38%	Nanning Poly Moon Bay	344	100%	Weihai Poly Moon Fenghua	118	51%
Suzhou Poly Lake Mansion	104	100%	Guangzhou Poly Polaris	201	94%	Nanning Poly Jin House	163	51%	Weifang Zoina Poly Mansion	139	30%
Suzhou Urban Ideal Habitat	161	20%	Guangzhou Glory of City	71	40%	Nanning Xiufeng Road Project	283	100%	Tai'an Poly Yuelu Mansion	168	60%
Suzhou Poly Poetic Dwelling	101	100%	Guangzhou Poly Moonlight Lake	217	100%	Kunming Poly City	499	90%	Wanning Poly Peninsula No.1	446	100%
Suzhou Riverside Time Zone	82	49%	Guangzhou Poly Longyue	119	100%	Kunming Poly Moonlight Mansion	87	51%	Hong Kong Chill Residence	43	70%
Suzhou Tide Mansion	152	36%	Guangzhou Pan Yu Project	81	100%	Wuhan Poly City	665	68%	Hong Kong Pano Harbour	102	35%
Suzhou Industrial Park Project	101	51%	Foshan Guangfo Poly City III	108	100%	Wuhan Poly Park	286	55%	Total	18,302	