

NEWSLETTER

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01

Debut Project

Shanghai Poly Center Manor



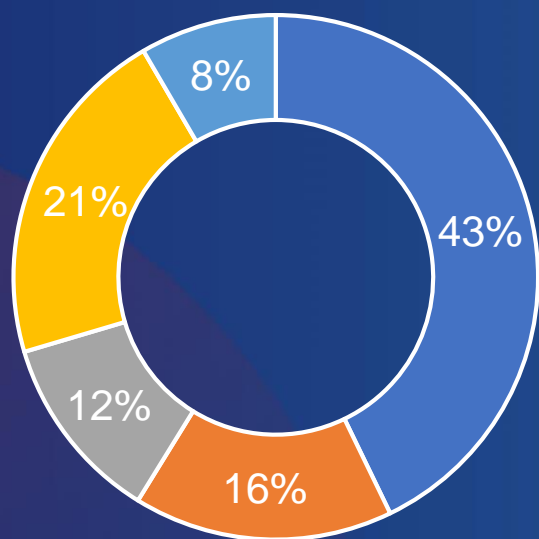
The Project is located in Qingpu New Town, Qingpu District, Shanghai, which belongs to the core area of the central business district built by Qingpu New Town, with high planning level and great development potential. In addition to the existing Metro Line 17, two metro lines will be built in the future. The project is mainly located in residential area, with a planned 12-year school district from kindergarten to middle school, and the living atmosphere and facilities will continue to be improved. The project, with a planned total gross floor area of approximately 604,000 sq. m., is intended to be developed into high-rise residential buildings.

The Group acquired the project in April 2023 and put to the market in November 2023. A total of 324 apartment units were launched and the subscription rate achieved more than 60%, indicating subscription amount of approximately RMB 973 million.

02

Sales Performance

11M2023



□ YRD □ PRD □ Southwestern □ Other □ HK

As at the end of November 2023, the Group has recorded contracted sales of RMB50.6 billion, representing a year-on-year increase of 12%. The contracted area sold amounted to 2,120,000 sq. m., with average selling price of RMB23,894 per sq. m.. During the period, the contracted sales in Yangtze River Delta and Great Bay Area accounted for 67%. In terms of contracted sales, the top five cities were Jinan, Kunshan, Ningbo, Shanghai and Hong Kong.

There were two debut projects launched during September to November, namely Shanghai Poly Center Manor and Guangzhou Poly Chill Residence.

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	64%
Wuhan Poly Plaza (Partial)	Office	56	57%
Beijing Poly Plaza Hotel	Hotel	63	77%
Hyatt Regency Shanghai Jiading	Hotel	69	77%
Wuhan Poly Hotel	Hotel	28	64%

the average occupancy rate is calculated from Jan to Nov 2023



04 New Project

Jinan Licheng District Project



The project is located in the Tangye area of Licheng District, at the northeast corner of the intersection of Weizishan Road and Century Avenue. It is positioned as a regional center of the city and well-developed. The land is surrounded by mountains on three sides and enjoys exclusive landscape resources of Weizi Mountain. It is a rare low-density mountain side project for upgrade demand within the urban area. The site is surrounded by educational, medical, cultural, and governmental facilities and enjoys convenient transportation.

The project, with a planned total GFA of approx. 80,000 square meters, is intended to be developed into low-rise residential buildings. The Group holds a 51% interest.

05

Land Reserves

'000 sq. m.

Project	GFA	Interest	Project	GFA	Interest	Project	GFA	Interest	Project	GFA	Interest
Shanghai Poly Moonrise Mansion	111	100%	Ningbo Poly Spring Poetry	88	100%	Shenzhen Poly Keenstar Super City	1,858	50%	Wuhan Poly Emerald Mansion	227	100%
Shanghai Poly Twilight Mansion	101	100%	Ningbo Poly Brocade Scroll	132	100%	Shenzhen Poly New Dream	183	51%	Wuhan Poly Bright Lights	112	100%
Shanghai Poly Vibe Centro	86	100%	Ningbo Hai Shu Project	71	100%	Shenzhen Poly Vibe Centro	171	51%	Harbin Guang Xin Project	244	100%
Shanghai Poly Dawn Light Residence	107	100%	Ningbo Poly Rising	185	100%	Shenzhen Poly Urban Cultural Bay	251	100%	Mudanjiang Poly Landscape	168	100%
Shanghai Poly Center Manor	604	51%	Ningbo Poly Villa Re Place	234	100%	Shenzhen Poly Jade Apartments	138	51%	Jinan Phili House	83	25%
Shanghai Yang Pu Project	49	100%	Ninghai Poly Origin Of Nebula	89	100%	Guiyang Poly Park 2010	270	100%	Jinan Huai Yin Project	147	75%
Kunshan Moonlight Mansion	221	49%	Hangzhou Xiao Shan Project	201	30%	Guiyang Poly Phoenix Bay	215	51%	Jinan Poly Grand Joy II	414	100%
Kunshan Moonlight Jade	194	49%	Yuyao Poly Jordan International	312	100%	Guiyang Poly Bright Moon on Top	257	100%	Jinan Poly Jade	151	100%
Kunshan East City	270	32%	Deqing Poly Origin	67	100%	Zunyi Poly Metropolis of Future	2,105	35%	Jinan Poly Park TOD	140	80%
Kunshan Poly Brilliant Palace	356	51%	Guangzhou Poly Gratified West Bay	367	75%	Nanning Poly Town	12	100%	Jinan Poly Crown	334	100%
Kunshan Jingwang Road Project	134	100%	Guangzhou Clover Shades	59	38%	Nanning Poly Town Phase II	551	100%	Jinan Licheng District Project	80	51%
Changzhou Poly Jingyue Palace	227	51%	Guangzhou Poly Polaris	201	94%	Nanning Poly Moon Bay	344	100%	Yantai Poly Moon Mansion	50	51%
Taicang Tianhe Mansion	120	41%	Guangzhou Glory of City	71	40%	Nanning Poly Jin House	163	51%	Weihai Poly Moon Fenghua	118	51%
Suzhou Poly Lake Mansion	104	100%	Guangzhou Poly Moonlight Lake	217	100%	Nanning Xiufeng Road Project	283	100%	Weifang Zoina Poly Mansion	139	30%
Suzhou Urban Ideal Habitat	161	20%	Guangzhou Poly Longyue	119	100%	Kunming Poly City	499	90%	Wanning Poly Peninsula No.1	446	100%
Suzhou Riverside Time Zone	82	49%	Guangzhou Poly Chill Residence	81	100%	Kunming Poly Moonlight Mansion	87	51%	Hong Kong Chill Residence	43	70%
Suzhou Tide Mansion	152	36%	Foshan Guangfo Poly City III	108	100%	Wuhan Poly City	460	68%	Hong Kong Pano Harbour	102	35%
Suzhou Industrial Park Project	103	51%	Foshan Poly Mansion	207	100%	Wuhan Poly Park	284	55%	Total	17,118	