



保利置業
POLY PROPERTY

NEWSLETTER

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01 Debut Project

Jinan Poly Quehua Peak Scenery

The Project is located within Tangye Area, Licheng District of Jinan, at the northeast corner of the intersection of Weizishan Road and Century Avenue. It is positioned as an urban regional centre with relatively high level of maturity. The site is surrounded by mountains on three sides and enjoys the exclusive landscape resources of Weizi Mountain, which is a rare low-density improvement project within the urban area. It has a complete set of educational, medical, cultural, sports and governmental facilities and convenient access to public transportation . The project, with a planned GFA of approximately 83,000 sq. m., is intended to be developed into low-density residential buildings.

The Group acquired the project in November 2023 and put to the market in May 2024. A total of 87 apartment units were launched, with 55 units subscribed, achieving a subscription rate of over 60%, The average subscription price exceeded RMB24,000 per sq. m., setting a new benchmark for quality in Jinan.

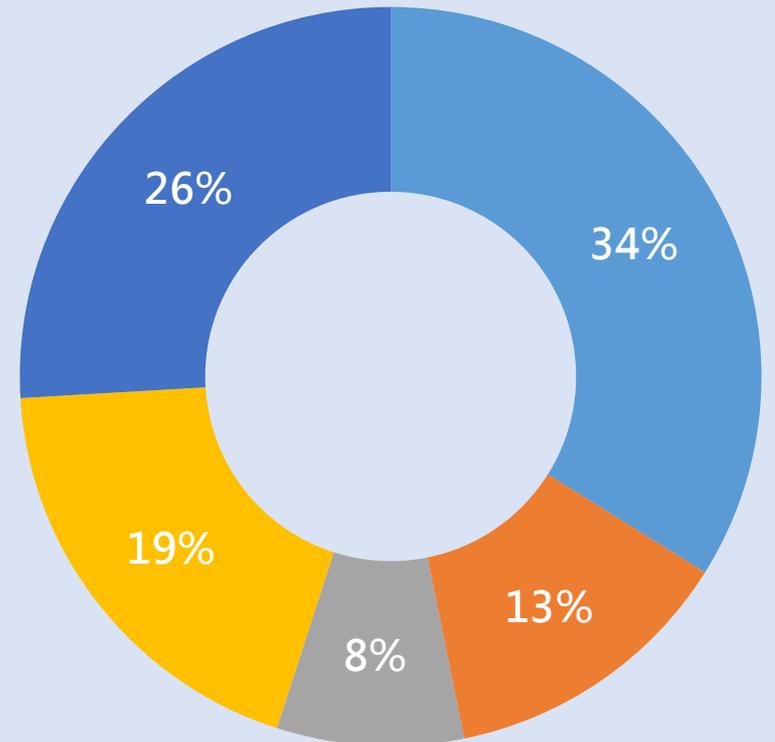


02 Sales Performance

As at the end of May 2024, the Group has recorded contracted sales of RMB21.0 billion. The contracted area sold amounted to 767,000 sq. m., with average selling price of RMB27,454 per sq. m.. During the period, the contracted sales in Yangtze River Delta and Great Bay Area accounted for 73%. In terms of contracted sales, the top five cities were Hong Kong, Jinan, Shanghai, Guangzhou and Hangzhou. In May, the Group ranked 18th on the CRIC list in terms of total sales amount.

There were two debut projects launched during the first five months , namely Hangzhou Jade Urban and Jinan Poly Quehua Peak Scenery.

Contracted Sales Breakdown by Regions



■ YRD ■ PRD ■ Southwestern ■ Other ■ HK

03 Property Operation

Major Operating Properties	Type	GFA Held ('000 sq. m.)	Occupancy Rate #
Beijing Poly Plaza	Office	15	80%
Shanghai Poly Plaza (Partial)	Office and Commercial	30	71%
Shanghai Stock Exchange Building (Partial)	Office	48	59%
Shenzhen Poly Cultural Plaza (Partial)	Commercial	135	87%
Wuhan Poly Plaza (Partial)	Office	56	51%
Beijing Poly Plaza Hotel	Hotel	63	64%
Hyatt Regency Shanghai Jiading	Hotel	69	75%
Wuhan Poly Hotel	Hotel	28	59%

The average occupancy rate is calculated from Jan to May 2024

04 Land Reserves

'000 sq. m.

Project	GFA	Interest	Project	GFA	Interest	Project	GFA	Interest	Project	GFA	Interest
Shanghai Poly Vibe Centro	86	100%	Ningbo Poly Rising	185	100%	Guiyang Poly Park 2010	253	100%	Jinan Poly Grand Joy II	414	100%
Shanghai Poly Dawn Light Residence	107	100%	Ningbo Poly Villa Re Place	234	100%	Guiyang Poly Phoenix Bay	215	51%	Jinan Poly Jade	152	100%
Shanghai Poly Center Manor	604	51%	Hangzhou Xiao Shan Project	201	30%	Guiyang Poly Bright Moon on Top	266	100%	Jinan Poly Park TOD	140	80%
Shanghai Yang Pu Project	49	100%	Yuyao Poly Jordan International	312	100%	Zunyi Poly Metropolis of Future	2,105	70%	Jinan Poly Crown	334	100%
Shanghai Lanzhou Road Project	14	49%	Deqing Poly Origin	67	100%	Nanning Poly Town Phase II	551	100%	Jinan Poly Quehua Peak Scenery	83	51%
Kunshan Poly Moonlight Mansion	89	49%	Guangzhou Poly Gratified West Bay	367	75%	Nanning Poly Jin House	163	51%	Yantai Poly Moon Mansion	50	51%
Kunshan Poly Moonlight Jade	194	49%	Guangzhou Clover Shades	59	38%	Nanning Poly Park City	282	100%	Weihai Poly Moon Fenghua	118	51%
Kunshan Poly Brilliant Palace	356	51%	Guangzhou Poly Polaris	114	100%	Kunming Poly City	499	90%	Weifang Zoina Poly Mansion	110	30%
Kunshan Poly Shangyun Fu	134	100%	Guangzhou Glory of City	71	40%	Kunming Poly Moonlight Mansion	87	51%	Wanning Poly Peninsula No.1	458	100%
Changzhou Poly Jingyue Palace	154	51%	Guangzhou Poly Moonlight Lake	217	100%	Wuhan Poly City	460	68%	Hong Kong Chill Residence	43	70%
Taicang Tianhe Mansion	72	41%	Guangzhou Poly Chill Residence	81	100%	Wuhan Poly Embossed Elegance	284	55%	Hong Kong Pano Harbour	102	35%
Suzhou Poly Lake Mansion	104	100%	Foshan Poly Mansion	89	100%	Wuhan Poly Emerald Mansion	227	100%	Total	15,167	
Suzhou Urban Ideal Habitat	161	20%	Shenzhen Poly Keenstar Super City	1,858	50%	Wuhan Poly Bright Lights	112	100%			
Suzhou Tide Mansion	152	36%	Shenzhen Poly New Dream	183	51%	Harbin Guang Xin Project	244	100%			
Suzhou Industrial Park Project	103	51%	Shenzhen Poly Vibe Centro	171	51%	Mudanjiang Poly Landscape	34	100%			
Suzhou Jinxi Street Project	119	40%	Shenzhen Poly Urban Cultural Bay	251	100%	Jinan Phili House	83	25%			
Ningbo Hai Shu Project	71	100%	Shenzhen Poly Jade Apartments	138	51%	Jinan Huai Yin Project	134	75%			