

NEWSLETTER

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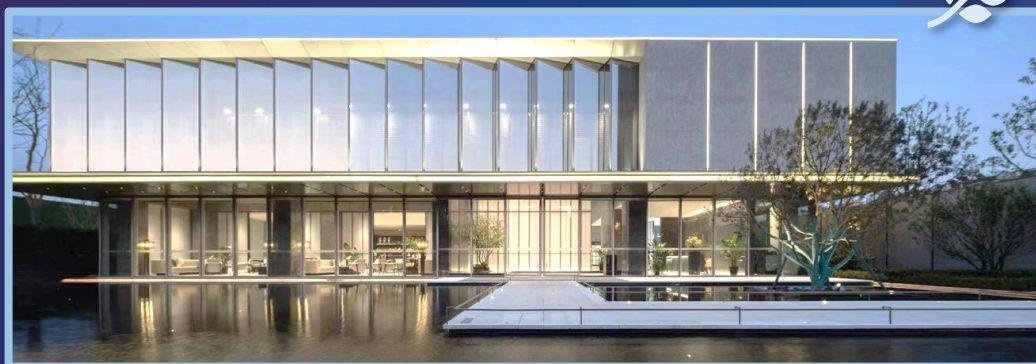
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01

Debut Project

Kunshan Poly Brilliant Palace



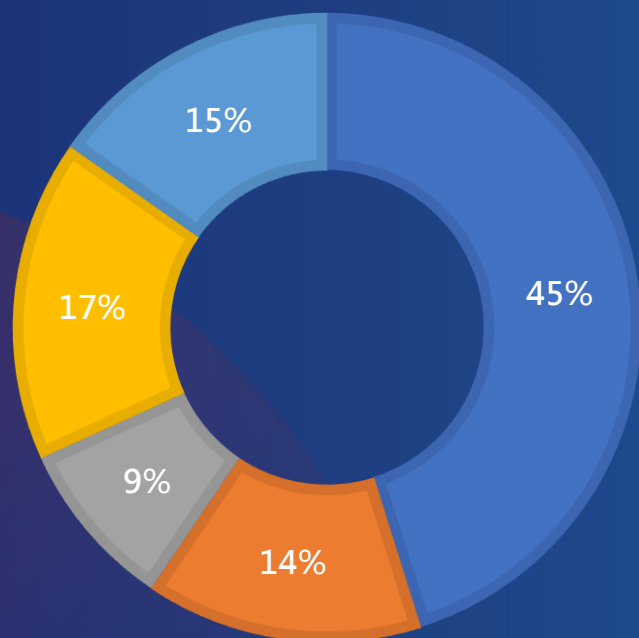
Brilliant Palace is located at Tongfeng Road, Kunshan Development Zone, close to the city center, belonging to the traditional residential area of the development zone, with a strong residential atmosphere. The surrounding areas are abundant in commercial and medical resources and have certain advantages in school districts, including Kunshan International School and Kunshan First People's Hospital. The plot is 600 meters away from the planned metro line S1, with convenient transportation. The project, with a planned total gross floor area of approximately 356,000 square metres, is intended to be developed into high-rise residential buildings.

Brilliant Palace was acquired by the Group in October 2022 and launched in March 2023, with a total initial supply of 495 residential units. Among which, 373 units were subscribed. The subscription amount achieved RMB1.78 billion, indicating a subscription rate of nearly 80%.

02

Sales Performance

2023Q1



■ YRD ■ PRD ■ Southwestern ■ Other ■ HK

As at the end of Mar 2023, the Group has recorded contracted sales of RMB21.7 billion, representing a year-on-year increase of 261%. The contracted area sold amounted to 831,000 sq. m., with average selling price of RMB26,088 per sq. m.. In terms of contracted sales, the top five cities were Kunshan, Hong Kong, Shanghai, Jinan and Ningbo. During the first quarter, the Group has launched two debut projects, namely Shanghai Poly Dawn Light Residence and Kunshan Poly Brilliant Palace.

For the first quarter, the Group has ranked the 18th on the CRIC list in terms of total sales amount. The Group climbed to the top in Ningbo and Kunshan market in terms of contracted sales and ranked in the forefront of city list in Suzhou and Jinan.

03

Property Operations

Major Operating Properties	Type	GFA Held (000 sq. m.)	Occupancy Rate #
Beijing Poly Plaza	Office	15	72%
Shanghai Poly Plaza (Partial)	Office and Commercial	30	77%
Shanghai Stock Exchange Building (Partial)	Office	48	59%
Shenzhen Poly Cultural Plaza (Partial)	Commercial	135	76%
Wuhan Poly Plaza (Partial)	Office	56	62%
Beijing Poly Plaza Hotel	Hotel	63	59%
Hyatt Regency Shanghai Jiading	Hotel	69	70%
Wuhan Poly Hotel	Hotel	28	57%

the average occupancy rate is calculated from Jan to Mar 2023



04

Land Reserves

Project	GFA	Interest	Project	GFA	Interest	Project	GFA	Interest	Project	GFA	Interest
Shanghai Poly Moonlight Mansion	111	100%	Ningbo Poly Spring Poetry	88	100%	Shenzhen Poly Keenstar Super City	1,858	50%	Wuhan Poly Bright Lights	230	100%
Shanghai Poly Twilight Mansion	101	100%	Ningbo Poly Brocade Scroll	132	100%	Shenzhen Poly New Dream	183	51%	Harbin Guang Xin Project	244	100%
Shanghai Poly Vibe Centro	86	100%	Ningbo Hai Shu Project	71	100%	Shenzhen Poly Vibe Centro	171	51%	Mudanjiang Poly Landscape	168	100%
Shanghai Poly Dawn Light Residence	107	100%	Ningbo Poly Rising	185	100%	Shenzhen Poly Urban Cultural Bay	251	100%	Jinan Phili House	83	25%
Kunshan Moonlight Mansion	221	49%	Ningbo Poly Villa Re Place	234	100%	Shenzhen Yuling Road Project	138	51%	Jinan Poly Mountain Villa	86	60%
Kunshan Moonlight Jade	194	49%	Ninghai Poly Origin of Nebula	91	100%	Guiyang Poly Park 2010	293	100%	Jinan Huai Yin Project	451	75%
Kunshan East City	270	32%	Hangzhou Future Mansion	304	50%	Guiyang Poly Phoenix Bay	206	51%	Jinan Poly Grand Joy Phase II	525	100%
Kunshan Poly Brilliant Palace	356	51%	Yuyao Poly Jordan International	312	100%	Guiyang Poly Bright Moon on Top	302	100%	Jinan Poly Jade	151	100%
Changzhou Poly Jingyue Palace	227	51%	Deqing Poly Origin	67	100%	Zunyi Poly Metropolis of Future	2,105	35%	Jinan Poly Park TOD	140	80%
Taicang Tianhe Mansion	120	41%	Guangzhou Poly Gratified West Bay	367	75%	Nanning Poly Town	30	100%	Jinan Lixia District Project	334	100%
Suzhou Poly Lake Mansion	104	100%	Guangzhou Clover Shades	137	38%	Nanning Poly Town Phase II	551	100%	Yantai Poly Moon Mansion	184	51%
Suzhou Urban Ideal Habitat	161	20%	Guangzhou Poly Glory	79	100%	Nanning Poly Moon Bay	344	100%	Weihai Poly Moon Fenghua	118	51%
Suzhou Poly Poetic Dwelling	101	100%	Guangzhou Poly Polaris	292	94%	Liuzhou Poly Mountain Villa	-	100%	Weifang Zoina Poly Mansion	139	30%
Suzhou Riverside Time Zone	82	49%	Guangzhou Glory of City	186	40%	Kunming Poly City	499	90%	Taian Poly Yuelu Mansion	168	60%
Suzhou Tide Mansion	152	36%	Guangzhou Poly Moonlight Lake	217	100%	Kunming Poly Moonlight Mansion	255	51%	Wanning Poly Peninsula No. 1	451	100%
Changzhou Poly Longyue Mansion	40	100%	Guangzhou Poly Longyue	119	100%	Wuhan Poly City	665	68%	Hong Kong Chill Residence	43	70%
Ningbo Poly Riverview Mansion	175	70%	Foshan Guangfo Poly City III	108	100%	Wuhan Poly Park	286	55%	Hong Kong Pano Harbour	102	35%
Ningbo Luxury Clivia	154	49%	Foshan Poly Mansion	209	100%	Wuhan Poly Emerald Mansion	227	100%	Total	17,940	

'000 sq. m.