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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)**

### **NOTICE OF EGM**

**NOTICE IS HEREBY GIVEN** that an EGM (the “EGM”) of Poly Property Group Co., Limited (the “Company”) will be held on Wednesday, 31 January 2024 at 10:30 a.m. at R1 & R2, United Conference Centre, 10/F, United Centre, 95 Queensway, Admiralty, Hong Kong to consider and, if thought fit, pass the following ordinary resolution (with or without modifications):

#### **ORDINARY RESOLUTIONS**

**“THAT**

1. the Loan Agreement 7 dated 22 December 2023 entered into amongst Poly Jiangsu, Suzhou China Merchants, Kunshan Xincheng and Kunshan Yuecheng in relation to Loan 7 and the transactions contemplated thereunder be and are hereby generally and unconditionally approved, ratified and confirmed and the execution of the Loan Agreement 7 by the Directors of the Company be approved, ratified and confirmed;
2. the Loan Agreement 8 dated 22 December 2023 entered into amongst SZ Baozhuo, Huizhou Baozhi and SZ China Merchants in relation to Loan 8 and the transactions contemplated thereunder be and are hereby generally and unconditionally approved, ratified and confirmed and the execution of the Loan Agreement 8 by the Directors of the Company be approved, ratified and confirmed;
3. the Loan Agreement 9 dated 22 December 2023 entered into amongst SZ Baojie, Huizhou Baozhi and SZ China Merchants in relation to Loan 9 and the transactions contemplated thereunder be and are hereby generally and unconditionally approved, ratified and confirmed and the execution of the Loan Agreement 9 by the Directors of the Company be approved, ratified and confirmed; and

4. the Loan Agreement 10 dated 22 December 2023 entered into amongst SH Shengzhaohui, SH Shengwang, and SZ Zhaokun in relation to Loan 10 and the transactions contemplated thereunder be and are hereby generally and unconditionally approved, ratified and confirmed and the execution of the Loan Agreement 10 by the Directors of the Company be approved, ratified and confirmed.”

In this notice, unless the context otherwise requires, terms used herein shall have the same meanings as defined in the Company’s circular dated 16 January 2024.

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

Hong Kong, 16 January 2024

*Notes:*

- (1) A shareholder entitled to attend and vote at the EGM is entitled to appoint one or more proxies to attend and vote in his stead. A proxy need not be a shareholder of the Company.
- (2) In order to be valid, the form of proxy, together with the power of attorney or other authority (if any) under which it is signed or a notarially certified copy of such power or authority, must be deposited at the Company’s share registrar, Computershare Hong Kong Investor Services Limited, at 17M/F, Hopewell Centre, 183 Queen’s Road East, Wan Chai, Hong Kong not less than 48 hours before the time appointed for holding the EGM or any adjournment thereof.
- (3) Pursuant to Rule 13.39(4) of the Listing Rules, the resolution set out in this notice will be decided by poll at the EGM.
- (4) If there is a Black Rainstorm Warning Signal or a Typhoon Signal No. 8 or above is hoisted at or after 8:30 a.m. on the date of the EGM and/or the Hong Kong Observatory has announced at or before 8:30 a.m. on the date of the EGM that either of the above mentioned warnings is to be issued within the next two hours, the EGM will be postponed.

*As at the date of this notice, 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.*