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POLY PROPERTY SERVICES CO., LTD.

保利物業服務股份有限公司

(A joint stock company incorporated in the People's Republic of China with limited liability)

(Stock Code: 06049)

INSIDE INFORMATION PROFIT ALERT

This announcement is made by Poly Property Services Co., Ltd. (the “**Company**”, together with its subsidiaries, the “**Group**”) pursuant to Rule 13.09(2)(a) of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “**Listing Rules**”) and the Inside Information Provisions (as defined in the Listing Rules) under Part XIVA of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong).

The board of directors of the Company (the “**Board**”) wishes to inform the shareholders and potential investors of the Company that, based on the preliminary review of the unaudited consolidated management accounts of the Group for the year ended 31 December 2021 (the “**Relevant Period**”) and the currently available information, it is expected that the unaudited profit attributable to owners of the Company for the Relevant Period will record an increase of approximately 25% as compared to that for the year ended 31 December 2020 of approximately RMB673.5 million. The increase was primarily due to the expansion of gross floor area under management and the increase in projects under management of the Group’s property management.

The Company is in the process of finalising the annual results for the Relevant Period. The information contained in this announcement is only based on the preliminary assessment by the Board according to the unaudited consolidated management accounts of the Group for the Relevant Period and the currently available information, which have not been confirmed, audited or reviewed by the Company’s auditor and/or the audit committee of the Company, and is subject to finalisation and necessary adjustments. Shareholders and potential investors of the Company should read carefully the audited annual results announcement of the Company. The annual results announcement of the Company for the Relevant Period is expected to be published by the end of March 2022.

Shareholders and potential investors of the Company should exercise caution when dealing in the shares of the Company.

By Order of the Board
POLY PROPERTY SERVICES CO., LTD.
Huang Hai

Chairman of the Board and Non-executive Director

Guangzhou, the PRC, 28 January 2022

As at the date of this announcement, the non-executive directors of the Company are Mr. Huang Hai, Mr. Liu Ping and Mr. Hu Zaixin; the executive director of the Company is Ms. Wu Lanyu; and the independent non-executive directors of the Company are Mr. Wang Xiaojun, Ms. Tan Yan and Mr. Wang Peng.