



Monthly Return for Equity Issuer and Hong Kong Depositary Receipts listed under Chapter 19B of the Exchange Listing Rules on Movements in Securities

For the month ended: 30 April 2025

Status: New Submission

To : Hong Kong Exchanges and Clearing Limited

Name of Issuer: Poly Property Services Co., Ltd. (A joint stock company incorporated in the People's Republic of China with limited liability)

Date Submitted: 06 May 2025

I. Movements in Authorised / Registered Share Capital

|                                     |                                        |                |           |                                 |                                     |             |
|-------------------------------------|----------------------------------------|----------------|-----------|---------------------------------|-------------------------------------|-------------|
| 1. Class of shares                  | Ordinary shares                        | Type of shares | H         | Listed on the Exchange (Note 1) | Yes                                 |             |
| Stock code (if listed)              | 06049                                  | Description    |           |                                 |                                     |             |
|                                     | Number of authorised/registered shares |                | Par value |                                 | Authorised/registered share capital |             |
| Balance at close of preceding month | 153,333,400                            |                | RMB       | 1                               | RMB                                 | 153,333,400 |
| Increase / decrease (-)             | 193,666,690                            |                |           |                                 | RMB                                 | 193,666,690 |
| Balance at close of the month       | 347,000,090                            |                | RMB       | 1                               | RMB                                 | 347,000,090 |

|                                     |                                        |                |                                     |                                 |                                     |              |
|-------------------------------------|----------------------------------------|----------------|-------------------------------------|---------------------------------|-------------------------------------|--------------|
| 2. Class of shares                  | Ordinary shares                        | Type of shares | Other type (specify in description) | Listed on the Exchange (Note 1) | No                                  |              |
| Stock code (if listed)              | N/A                                    | Description    | Domestic Shares                     |                                 |                                     |              |
|                                     | Number of authorised/registered shares |                | Par value                           |                                 | Authorised/registered share capital |              |
| Balance at close of preceding month | 400,000,000                            |                | RMB                                 | 1                               | RMB                                 | 400,000,000  |
| Increase / decrease (-)             | -193,666,690                           |                |                                     |                                 | RMB                                 | -193,666,690 |
| Balance at close of the month       | 206,333,310                            |                | RMB                                 | 1                               | RMB                                 | 206,333,310  |

Total authorised/registered share capital at the end of the month: RMB 553,333,400

Remarks:

Upon completion of the H Share Full Circulation on 14 April 2025, 193,666,690 domestic shares of the Company (the "Domestic Shares") had been converted into H Shares (the "Conversion") and became listed on the Main Board of the Stock Exchange of Hong Kong Limited on 15 April 2025. As at the date of this monthly return, the capital structure of the Company consisted of 347,000,090 H Shares and 206,333,310 Domestic Shares. The total number of the issued shares of the Company after the Conversion remains unchanged.

**II. Movements in Issued Shares and/or Treasury Shares**

|                                     |                 |                                                        |                           |                                 |     |  |
|-------------------------------------|-----------------|--------------------------------------------------------|---------------------------|---------------------------------|-----|--|
| 1. Class of shares                  | Ordinary shares | Type of shares                                         | H                         | Listed on the Exchange (Note 1) | Yes |  |
| Stock code (if listed)              | 06049           | Description                                            |                           |                                 |     |  |
|                                     |                 | Number of issued shares<br>(excluding treasury shares) | Number of treasury shares | Total number of issued shares   |     |  |
| Balance at close of preceding month |                 | 153,333,400                                            | 0                         | 153,333,400                     |     |  |
| Increase / decrease (-)             |                 | 193,666,690                                            |                           |                                 |     |  |
| Balance at close of the month       |                 | 347,000,090                                            | 0                         | 347,000,090                     |     |  |

|                                     |                 |                                                        |                                    |                                 |    |  |
|-------------------------------------|-----------------|--------------------------------------------------------|------------------------------------|---------------------------------|----|--|
| 2. Class of shares                  | Ordinary shares | Type of shares                                         | Other type(specify in description) | Listed on the Exchange (Note 1) | No |  |
| Stock code (if listed)              | N/A             | Description                                            | Domestic Shares                    |                                 |    |  |
|                                     |                 | Number of issued shares<br>(excluding treasury shares) | Number of treasury shares          | Total number of issued shares   |    |  |
| Balance at close of preceding month |                 | 400,000,000                                            | 0                                  | 400,000,000                     |    |  |
| Increase / decrease (-)             |                 | -193,666,690                                           |                                    |                                 |    |  |
| Balance at close of the month       |                 | 206,333,310                                            | 0                                  | 206,333,310                     |    |  |

## Remarks:

Upon completion of the H Share Full Circulation on 14 April 2025, 193,666,690 Domestic Shares had been converted into H Shares and became listed on the Main Board of the Stock Exchange of Hong Kong Limited on 15 April 2025. As at the date of this monthly return, the capital structure of the Company consisted of 347,000,090 H Shares and 206,333,310 Domestic Shares. The total number of the issued shares of the Company after the Conversion remains unchanged.

**III. Details of Movements in Issued Shares and/or Treasury Shares**

**(A). Share Options (under Share Option Schemes of the Issuer)** Not applicable

**(B). Warrants to Issue Shares of the Issuer**

Not applicable

(C). Convertibles (i.e. Convertible into Shares of the Issuer)

Not applicable

**(D). Any other Agreements or Arrangements to Issue Shares of the Issuer, including Options (other than Share Option Schemes)**

Not applicable

**(E). Other Movements in Issued Shares and/or Treasury Shares**

|                        |                                                                   |                 |  |                          |               |                                 |                                                     |                                                                                                                     |                                                                                        |                                                                                                                            |  |
|------------------------|-------------------------------------------------------------------|-----------------|--|--------------------------|---------------|---------------------------------|-----------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------|--|
| 1. Class of shares     |                                                                   | Ordinary shares |  | Type of shares           | H             | Listed on the Exchange (Note 1) |                                                     |                                                                                                                     | Yes                                                                                    |                                                                                                                            |  |
| Stock code (if listed) |                                                                   | 06049           |  | Description              |               |                                 |                                                     |                                                                                                                     |                                                                                        |                                                                                                                            |  |
| Events                 |                                                                   |                 |  | At price (if applicable) |               | Date of event<br>(Note 2)       | General Meeting<br>approval date<br>(if applicable) | Increase/ decrease (-) in issued<br>shares (excluding treasury<br>shares) during the month<br>pursuant thereto (E1) | Increase/ decrease (-) in<br>treasury shares during the<br>month pursuant thereto (E2) | Number of shares redeemed or<br>repurchased for cancellation but<br>not yet cancelled as at close of<br>the month (Note 3) |  |
|                        |                                                                   |                 |  | Currency                 | Amount        |                                 |                                                     |                                                                                                                     |                                                                                        |                                                                                                                            |  |
| 1).                    | Conversion of 193,666,690 Domestic Shares to 193,666,690 H Shares |                 |  |                          | 14 April 2025 |                                 | 193,666,690                                         |                                                                                                                     |                                                                                        |                                                                                                                            |  |

|                             |                                                                   |                 |                          |                |                             |                                                     |                                                                                                                     |                                                                                        |                                                                                                                            |  |  |
|-----------------------------|-------------------------------------------------------------------|-----------------|--------------------------|----------------|-----------------------------|-----------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------|--|--|
| 2. Class of shares          |                                                                   | Ordinary shares |                          | Type of shares | Other type (Please specify) | Listed on the Exchange (Note 1)                     |                                                                                                                     |                                                                                        | No                                                                                                                         |  |  |
| Other type (Please specify) |                                                                   | Domestic Shares |                          |                |                             |                                                     |                                                                                                                     |                                                                                        |                                                                                                                            |  |  |
| Stock code (if listed)      |                                                                   | N/A             |                          | Description    | Domestic Shares             |                                                     |                                                                                                                     |                                                                                        |                                                                                                                            |  |  |
| Events                      |                                                                   |                 | At price (if applicable) |                | Date of event<br>(Note 2)   | General Meeting<br>approval date<br>(if applicable) | Increase/ decrease (-) in issued<br>shares (excluding treasury<br>shares) during the month<br>pursuant thereto (E1) | Increase/ decrease (-) in<br>treasury shares during the<br>month pursuant thereto (E2) | Number of shares redeemed or<br>repurchased for cancellation but<br>not yet cancelled as at close of<br>the month (Note 3) |  |  |
|                             |                                                                   |                 | Currency                 | Amount         |                             |                                                     |                                                                                                                     |                                                                                        |                                                                                                                            |  |  |
| 1).                         | Conversion of 193,666,690 Domestic Shares to 193,666,690 H Shares |                 |                          |                | 14 April 2025               |                                                     | -193,666,690                                                                                                        |                                                                                        |                                                                                                                            |  |  |

Increase/ decrease (-) in issued shares (excluding treasury shares): 193,666,690 Ordinary shares H (EE1)

Increase/ decrease (-) in issued shares (excluding treasury shares): -193,666,690 Ordinary shares Domestic Shares (EE1)

Increase/ decrease (-) in treasury shares: Ordinary shares H (EE2)

Increase/ decrease (-) in treasury shares: Ordinary shares Domestic Shares (EE2)

|                                                                                                                        |              |                                 |
|------------------------------------------------------------------------------------------------------------------------|--------------|---------------------------------|
| Total increase/ decrease (-) in issued shares (excluding treasury shares) during the month (i.e. Total of AA1 to EE1): | 193,666,690  | Ordinary shares H               |
| Total increase/ decrease (-) in issued shares (excluding treasury shares) during the month (i.e. Total of AA1 to EE1): | -193,666,690 | Ordinary shares Domestic Shares |
| Total increase/ decrease (-) in treasury shares during the month (i.e. Total of AA2 to EE2):                           |              | Ordinary shares H               |

|                                                                                                    |                                    |
|----------------------------------------------------------------------------------------------------|------------------------------------|
| Total increase/ decrease (-) in treasury shares during the month (i.e. Total of AA2 to EE2): _____ | Ordinary shares Domestic<br>Shares |
|----------------------------------------------------------------------------------------------------|------------------------------------|

**IV. Information about Hong Kong Depositary Receipt (HDR)**      Not applicable

## V. Confirmations

Pursuant to Main Board Rule 13.25C / GEM Rule 17.27C, we hereby confirm to the best knowledge, information and belief that, in relation to each of the securities issued, or the treasury shares sold or transferred by the issuer during the month as set out in Parts III and IV which has not been previously disclosed in a return published under Main Board Rule 13.25A / GEM Rule 17.27A, it has been duly authorised by the board of directors of the listed issuer and carried out in compliance with all applicable listing rules, laws and other regulatory requirements and, insofar as applicable:

(Note 4)

- (i) all money due to the listed issuer in respect of the issue of securities, or sale or transfer of treasury shares has been received by it;
- (ii) all pre-conditions for listing imposed by the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited under "Qualifications of listing" have been fulfilled;
- (iii) all (if any) conditions contained in the formal letter granting listing of and permission to deal in the securities have been fulfilled;
- (iv) all the securities of each class are in all respects identical (Note 5);
- (v) all documents required by the Companies (Winding Up and Miscellaneous Provisions) Ordinance to be filed with the Registrar of Companies have been duly filed and that compliance has been made with all other legal requirements;
- (vi) all the definitive documents of title have been delivered/are ready to be delivered/are being prepared and will be delivered in accordance with the terms of issue, sale or transfer;
- (vii) completion has taken place of the purchase by the issuer of all property shown in the listing document to have been purchased or agreed to be purchased by it and the purchase consideration for all such property has been duly satisfied; and
- (viii) the trust deed/deed poll relating to the debenture, loan stock, notes or bonds has been completed and executed, and particulars thereof, if so required by law, have been filed with the Registrar of Companies.

Submitted by: Yin Chao

Title: Joint Company Secretary

(Director, Secretary or other Duly Authorised Officer)

## Notes

1. The Exchange refers to The Stock Exchange of Hong Kong Limited.
2. In the case of repurchase of shares (shares repurchased and cancelled) and redemption of shares (shares redeemed and cancelled), "date of event" should be construed as "cancellation date".  
In the case of repurchase of shares (shares held as treasury shares), "date of event" should be construed as "date on which shares were repurchased and held by the issuer in treasury".
3. The information is required in the case of repurchase of shares (shares repurchased for cancellation but not yet cancelled) and redemption of shares (shares redeemed but not yet cancelled). Please state the number of shares repurchased or redeemed during the month or in preceding month(s) but pending cancellation as at close of the month as a negative number.
4. Items (i) to (viii) are suggested forms of confirmation. The listed issuer may amend the item(s) that is/are not applicable to meet individual cases. Where the issuer has already made the relevant confirmations in a return published under Main Board Rule 13.25A / GEM Rule 17.27A in relation to the securities issued, or the treasury shares sold or transferred, no further confirmation is required to be made in this return.
5. "Identical" means in this context:
  - the securities are of the same nominal value with the same amount called up or paid up;
  - they are entitled to dividend/interest at the same rate and for the same period, so that at the next ensuing distribution, the dividend/interest payable per unit will amount to exactly the same sum (gross and net); and
  - they carry the same rights as to unrestricted transfer, attendance and voting at meetings and rank pari passu in all other respects.