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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)

**(1) CHANGE OF GENERAL MANAGER AND
RESIGNATION OF DIRECTOR**

**(2) PROPOSED CHANGE OF DIRECTOR
AND**

**(3) CHANGE OF SECRETARY OF THE BOARD AND
THE JOINT COMPANY SECRETARY**

CHANGE OF GENERAL MANAGER AND RESIGNATION OF DIRECTOR

Poly Property Services Co., Ltd. (the “**Company**”) hereby announces that, Mr. Yao Yucheng (“**Mr. Yao**”) has tendered his resignation as executive director, general manager, and member of the strategy and sustainability committee of the Company due to work adjustment, with effect from 27 January 2026. In accordance with the relevant provisions of the Company’s articles of association, Mr. Wang Yingnan (“**Mr. Wang**”) has been considered and approved by the board of directors of the Company (the “**Board**”) to assume the role of the general manager of the Company. His term of office will commence on 27 January 2026 and end on the date when the term of the current session of the Board expires.

Mr. Yao has confirmed that he has no disagreement with the Board and there are no other matters in relation to his resignation that need to be brought to the attention of the Shareholders. The Company would like to express its sincere gratitude to Mr. Yao for his contribution to the Company and the Board during his tenure of office.

PROPOSED CHANGE OF DIRECTOR

The Company further announces that, upon the nomination by Poly Developments and Holdings Group Co., Ltd. (“**Poly Developments and Holdings**”), the controlling shareholder of the Company, Mr. Wang has simultaneously been considered and approved by the Board as the candidate for executive director of the Company. His term of office will commence on the date when the approval from an extraordinary general meeting of the Company to be held (the “**EGM**”) is obtained and end on the date when the term of the current session of the Board expires, subject to the approval by the shareholders of the Company (the “**Shareholders**”) by way of ordinary resolution at the EGM.

The biography of Mr. Wang is as follows:

Mr. Wang Yingnan (王英男先生), aged 47. From 2002 to 2010, Mr. Wang served successively as project manager of Regal Lloyds International Real Estate Consultant (Beijing) Co., Ltd (華高萊斯國際地產顧問(北京)有限公司) and deputy general manager of Beijing Yahao Real Estate Brokerage Co., Ltd (北京亞豪房地產經紀有限公司). He joined Poly Developments and Holdings in March 2010 and has since held several key positions, including deputy general manager of Poly (Beijing) Real Estate Development Co., Ltd (保利(北京)房地產開發有限公司); general manager of Heng Fu (Hong Kong) Property Limited (恒福(香港)置業有限公司) and Heng Li (Hong Kong) Property Limited (恒利(香港)置業有限公司); general manager of Poly Southern China Industry Co., Ltd (保利華南實業有限公司); general manager of the operation management center of Poly Developments and Holdings; as well as chairman of Poly Herun Real Estate Investment Consultancy Co., Ltd (保利和潤房地產投資顧問有限公司).

Mr. Wang obtained a bachelor degree in engineering from Beijing Broadcasting Institute (now known as Communication University of China) in July 2001 and a master degree in business administration from Tsinghua University in July 2010.

Upon the formal appointment as an executive director of the Company, Mr. Wang will enter into a service contract with the Company. Mr. Wang will not receive any director's fee from the Company during his term of office as an executive director of the Company, and he will receive corresponding remuneration according to his specific management position in the Company.

Save as disclosed above, as of the date of this announcement, Mr. Wang has confirmed that, he (i) does not hold any other position in the Company and its subsidiaries (the “**Group**”); (ii) has not held any directorship in any other companies listed on any securities market in Hong Kong or overseas in the last three years and does not have any other major appointments and qualifications; (iii) does not have any relationships with any directors, senior management, substantial shareholders or controlling shareholders of the Company; (iv) does not have any interests in the shares of the Company and its associated corporations within the meaning of Part XV of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong) (the “**SFO**”). Save as mentioned above, the Board is not aware of any other information in relation to the proposed appointment of Mr. Wang as a director of the Company and appointment of Mr. Wang as the general manager of the Company that is required to be disclosed pursuant to the requirements of Rule 13.51(2) of the Rules Governing the Listing of Securities (the “**Listing Rules**”) on The Stock Exchange of Hong Kong Limited (the “**Stock Exchange**”) and there are no any other matters that need to be brought to the attention of the Shareholders.

The proposed appointment of Mr. Wang as an executive director is subject to the approval by the Shareholders at the EGM of the Company. A circular containing, among others, (i) further details on the proposed appointment of Mr. Wang as an executive director of the Company, and (ii) a notice convening the EGM will be published on the designated website of the Stock Exchange (www.hkexnews.hk) and the website of the Company (www.polywuye.com) and dispatched to the Shareholders who request printed copies.

CHANGE OF SECRETARY OF THE BOARD AND THE JOINT COMPANY SECRETARY

The Board hereby announces that Mr. Yin Chao (“**Mr. Yin**”), one of the existing joint company secretaries of the Company, has ceased to serve as the secretary of the Board and a joint company secretary of the Company due to work adjustment; and the appointment of Mr. Liu Long (“**Mr. Liu**”) as the secretary of the Board and a joint company secretary of the Company has been approved by the Board with effect from 27 January 2026.

The biography of Mr. Liu is as follows:

Mr. Liu Long (劉龍先生) joined the Group in November 2020 and served as the deputy general manager of the Group from January 2023 to June 2025. From July 2010 to February 2013, Mr. Liu worked as a marketing officer in Investment Department of China Resources Land (Hunan) Limited (華潤置地(湖南)有限公司). From February 2013 to November 2020, he successively served as a business manager and deputy manager of investment planning and management department, deputy manager and manager of investment operation department, and manager of investment planning and management department of Hunan Poly Real Estate Development Co., Ltd (湖南保利房地開發有限公司). Mr. Liu successively served as general manager of operation management center and assistant general manager of the Company from November 2020 to January 2023. Mr. Liu served as general manager of Guangzhou Poly Guomao Investment Co., Ltd (廣州市保利國貿投資有限公司) from June 2025 to January 2026.

Mr. Liu obtained his bachelor degree of management and master degree of engineering from Hunan University in June 2007 and June 2010, respectively.

Having considered Mr. Liu’s background and experience, the Board is of the view that Mr. Liu is capable of discharging his functions as the secretary of the Board and a joint company secretary of the Company. As Mr. Liu does not possess the qualifications of a company secretary as required under Rule 3.28 of the Listing Rules on the Stock Exchange, the Company had applied to the Stock Exchange for, and the Stock Exchange had granted on 21 January 2026, a waiver from strict compliance with the requirements under Rules 3.28 and 8.17 of the Listing Rules (the “**Waiver**”), for a period of three years from the date of appointment of Mr. Liu as a joint company secretary of the Company (the “**Waiver Period**”).

The granting of the Waiver is conditional upon that (i) Mr. Liu will be assisted by Mr. Lau Kwok Yin (another joint company secretary of the Company, who is a member of The Hong Kong Chartered Governance Institute) during the Waiver Period to enable Mr. Liu to acquire the relevant experience and discharge his functions as a joint company secretary; (ii) If the Company commits any material breach of the Listing Rules, the Stock Exchange may withdraw the Waiver; and (iii) the Company will announce the details of the Waiver, including the reasons and conditions of granting the Waiver, and the background and experience of Mr. Liu and Mr. Lau Kwok Yin. The Company should notify the Stock Exchange upon the expiry of the Waiver Period for the Stock Exchange to revisit the situation. The Stock Exchange expects that upon the expiry of the Waiver Period, the Company will be able to demonstrate that Mr. Liu, having received assistance from Mr. Lau Kwok Yin, can satisfy Rule 3.28 of the Listing Rules, such that no further waiver is needed. If and when Mr. Lau Kwok Yin ceases to provide assistance to Mr. Liu, the Waiver will be revoked immediately. In addition, in the event of any changes to the situation of the Company, the Stock Exchange may withdraw or change the Waiver.

Mr. Yin has confirmed that he has no disagreement with the Board and there are no other matters in relation to his resignation that need to be brought to the attention of the Shareholders. The Company would like to take this opportunity to express its sincere gratitude to Mr. Yin for his contribution to the Company as the secretary of the Board and a joint company secretary of the Company.

By Order of the Board
POLY PROPERTY SERVICES CO., LTD.
Wu Lanyu
Chairman of the Board and Executive Director

Guangzhou, the PRC, 27 January 2026

As at the date of this announcement, the executive directors of the Company are Ms. Wu Lanyu and Mr. Yao Yucheng; the non-executive directors of the Company are Mr. Liu Ping and Mr. Liu Zhihui; and the independent non-executive directors of the Company are Mr. Wang Xiaojun, Ms. Tan Yan and Mr. Zhang Liqing.