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SUNac 融創中國

SUNAC CHINA HOLDINGS LIMITED

融創中國控股有限公司

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 01918)

PROFIT WARNING

This announcement is made by Sunac China Holdings Limited (the “**Company**” and, together with its subsidiaries, the “**Group**”) pursuant to Rule 13.09 of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “**Listing Rules**”) and 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 holders of securities 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 2023 (the “**Year**”) and currently available information, it is expected that the loss attributable to owners of the Company for the Year will range from RMB7 billion to RMB9 billion (for the year ended 31 December 2022: the loss attributable to owners of the Company was approximately RMB27.67 billion). The decrease in loss for the Year was mainly due to other business gains from the completion of the Company’s offshore debt restructuring. Setting aside the aforementioned impact of other business gains, the Company recording a loss during the Year was mainly due to the combined effects of the operating loss of the Group’s property sales business amid a continuous industry downturn, further impairment provision made on certain assets and property projects in line with the market changes and based on the principle of prudence, as well as losses on changes in fair value of investment property.

The information contained in this announcement is only based on the preliminary review by the Company’s management with reference to the currently available financial information and has not been audited by the Company’s auditors or reviewed by the audit committee of the Company. The actual results of the Group for the Year may differ from the information contained in this announcement. Holders of securities and potential investors are reminded to read carefully the results announcement of the Company for the Year, which is expected to be published on or before the end of March 2024.

Holders of securities and potential investors of the Company are advised to exercise caution when dealing in the securities of the Company.

By order of the Board
Sunac China Holdings Limited
SUN Hongbin
Chairman

Hong Kong, 21 March 2024

As at the date of this announcement, the executive directors of the Company are Mr. SUN Hongbin, Mr. WANG Mengde, Mr. JING Hong, Mr. TIAN Qiang, Mr. HUANG Shuping and Mr. SUN Kevin Zheyi; the non-executive director of the Company is Mr. LAM Wai Hon; and the independent non-executive directors of the Company are Mr. POON Chiu Kwok, Mr. ZHU Jia, Mr. MA Lishan and Mr. YUAN Zhigang.