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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)

**OVERSEAS REGULATORY ANNOUNCEMENT
NON-CASH PAYMENT OF INTEREST RELATING TO
THE NEW NOTES**

This overseas regulatory announcement is issued pursuant to Rule 13.10B of the Rules Governing the Listing of Securities (the “**Listing Rules**”) on The Stock Exchange of Hong Kong Limited (the “**Stock Exchange**”).

References are made to the announcements of Sunac China Holdings Limited (the “**Company**”) dated 20 November 2023 and 2 April 2024 (the “**Announcements**”) in relation to, among others, the issuance of the New Notes by the Company and the non-cash payment of interest relating to the New Notes as at the interest payment date of 30 March 2024. Unless the context requires otherwise, capitalized terms used herein shall have the same meanings as those used or defined in the Announcements.

Pursuant to the indentures dated 20 November 2023 in respect of the New Notes, the Company has elected to pay all the interest in kind of the New Notes as at the interest payment date of 30 September 2024 (the “**Interest Payment Date**”). The total amount of payment-in-kind interest (the “**PIK Interest**”) accrued as at the Interest Payment Date in relation to the New Notes is US\$195,194,669; and the accrual of the PIK Interest increases the outstanding principal amount of the New Notes as at the Interest Payment Date from US\$5,805,273,852 to US\$6,000,468,521.

Please refer to the attached announcement titled “Payment of interest relating to the following notes” in relation to the New Notes (the “**SGX Announcement**”), which is available on the website of the Singapore Exchange Securities Trading Limited on 30 September 2024.

The posting of the SGX Announcement on the website of Stock Exchange is only for the purpose of facilitating equal dissemination of information to investors in Hong Kong and compliance with Rule 13.10B of the Listing Rules, and not for any other purposes.

The SGX Announcement does not constitute a prospectus, notice, circular, brochure or advertisement offering to sell any securities to the public in any jurisdiction, nor is it an invitation to the public to make offers to subscribe for or purchase any securities, nor is it circulated to invite offers by the public to subscribe for or purchase any securities.

The SGX Announcement must not be regarded as an inducement to subscribe for or purchase any securities of the Company, and no such inducement is intended. No investment decision should be based on the information contained in the SGX Announcement.

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

Hong Kong, 30 September 2024

As at the date of this announcement, the executive directors of the Company are Mr. SUN Hongbin, Mr. WANG Mengde, Ms. MA Zhixia, 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.

Neither this announcement nor any copy thereof may be released into or distributed directly or indirectly in the United States or any other jurisdiction where such release or distribution might be unlawful.

This announcement does not constitute an offer to sell or the solicitation of an offer to buy any securities in the United States or any other jurisdiction in which such offer, solicitation or sale would be unlawful prior to registration or qualification under the securities laws of any such jurisdiction. No securities may be offered or sold in the United States absent registration or an applicable exemption from the registration requirements. Any public offering of securities to be made in the United States will be made by means of a prospectus. Such prospectus will contain detailed information about the company making the offer, its management, as well as financial statements. The Company does not intend to make any public offering of securities in the United States.

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**PAYMENT OF INTEREST RELATING TO
THE FOLLOWING NOTES**

Description of Debt Securities	ISIN/Common Code
5.0%/6.0% Senior Notes due 2025/2026 (the “ 2025 Notes ”)	Regulation S Global Note: ISIN: XS2708721233 Common Code: 270872123
	Rule 144A Global Note: ISIN: XS2708721159 Common Code: 270872115
	IAI Global Note: ISIN: XS2708721076 Common Code: 270872107
5.25%/6.25% Senior Notes due 2026/2027 (the “ 2026 Notes ”)	Regulation S Global Note: ISIN: XS2708721589 Common Code: 270872158
	Rule 144A Global Note: ISIN: XS2708721316 Common Code: 270872131
	IAI Global Note: ISIN: XS2708721407 Common Code: 270872140

Description of Debt Securities	ISIN/Common Code
5.50% Senior Notes due 2027 (the “2027 Notes”)	Regulation S Global Note: ISIN: XS2708721829 Common Code: 270872182
	Rule 144A Global Note: ISIN:XS2708721662 Common Code: 270872166
	IAI Global Note: ISIN: XS2708721746 Common Code: 270872174
5.75% Senior Notes due 2028 (the “2028 Notes”)	Regulation S Global Note: ISIN: XS2708722397 Common Code: 270872239
	Rule 144A Global Note: ISIN: XS2708722041 Common Code: 270872204
	IAI Global Note: ISIN: XS2708722124 Common Code: 270872212
6.0% Senior Notes due 2029 (the “2029 Notes”)	Regulation S Global Note: ISIN: XS2708722637 Common Code: 270872263
	Rule 144A Global Note: ISIN: XS2708722470 Common Code: 270872247
	IAI Global Note: ISIN: XS2708722553 Common Code: 270872255
6.25% Senior Notes due 2030 (the “2030 Notes”)	Regulation S Global Note: ISIN: XS2708722983 Common Code: 270872298
	Rule 144A Global Note: ISIN: XS2708722710 Common Code: 270872271
	IAI Global Note: ISIN: XS2708722801 Common Code: 270872280

The Company hereby announces that:

Pursuant to the indenture dated November 20, 2023 in respect of the 2025 Notes, as at the interest payment date of September 30, 2024 (the “**Interest Payment Date**”):

- (i) no cash interest is payable in respect of the 2025 Notes as at the Interest Payment Date;
- (ii) the total amount of payment-in-kind interest (the “**PIK Interest**”) accrued as at the Interest Payment Date in relation to the 2025 Notes is US\$15,211,054; and
- (iii) the accrual of the PIK Interest increases the outstanding principal amount of the 2025 Notes as at the Interest Payment Date from US\$507,035,101 to US\$522,246,155.

Pursuant to the indenture dated November 20, 2023 in respect of the 2026 Notes, as at the Interest Payment Date:

- (i) no cash interest is payable in respect of the 2026 Notes as at the Interest Payment Date;
- (ii) the total amount of the PIK Interest accrued as at the Interest Payment Date in relation to the 2026 Notes is US\$15,864,076; and
- (iii) the accrual of the PIK Interest increases the outstanding principal amount of the 2026 Notes as at the Interest Payment Date from US\$507,650,428 to US\$523,514,504.

Pursuant to the indenture dated November 20, 2023 in respect of the 2027 Notes, as at the Interest Payment Date:

- (i) no cash interest is payable in respect of the 2027 Notes as at the Interest Payment Date;
- (ii) the total amount of the PIK Interest accrued as at the Interest Payment Date in relation to the 2027 Notes is US\$33,037,543; and
- (iii) the accrual of the PIK Interest increases the outstanding principal amount of the 2027 Notes as at the Interest Payment Date from US\$1,016,539,774 to US\$1,049,577,317.

Pursuant to the indenture dated November 20, 2023 in respect of the 2028 Notes, as at the Interest Payment Date:

- (i) no cash interest is payable in respect of the 2028 Notes as at the Interest Payment Date;

- (ii) the total amount of the PIK Interest accrued as at the Interest Payment Date in relation to the 2028 Notes is US\$51,524,703; and
- (iii) the accrual of the PIK Interest increases the outstanding principal amount of the 2028 Notes as at the Interest Payment Date from US\$1,526,657,846 to US\$1,578,182,549.

Pursuant to the indenture dated November 20, 2023 in respect of the 2029 Notes, as at the Interest Payment Date:

- (i) no cash interest is payable in respect of the 2029 Notes as at the Interest Payment Date;
- (ii) the total amount of the PIK Interest accrued as at the Interest Payment Date in relation to the 2029 Notes is US\$53,497,375; and
- (iii) the accrual of the PIK Interest increases the outstanding principal amount of the 2029 Notes as at the Interest Payment Date from US\$1,528,496,422 to US\$1,581,993,797.

Pursuant to the indenture dated November 20, 2023 in respect of the 2030 Notes, as at the Interest Payment Date:

- (i) no cash interest is payable in respect of the 2030 Notes as at the Interest Payment Date;
- (ii) the total amount of the PIK Interest accrued as at the Interest Payment Date in relation to the 2030 Notes is US\$26,059,918; and
- (iii) the accrual of the PIK Interest increases the outstanding principal amount of the 2030 Notes as at the Interest Payment Date from US\$718,894,281 to US\$744,954,199.

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

Hong Kong, 30 September 2024

As at the date of this announcement, the executive directors of the Company are Mr. SUN Hongbin, Mr. WANG Mengde, Ms. MA Zhixia, 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.