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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)**

**SPIN-OFF AND SEPARATE LISTING OF  
SUNAC SERVICES HOLDINGS LIMITED  
ON THE MAIN BOARD OF  
THE STOCK EXCHANGE OF HONG KONG LIMITED**

**FULL EXERCISE OF THE OVER-ALLOTMENT OPTION**

References are made to the announcements of the Company (the “**Announcements**”) dated 6 August 2020, 20 October 2020, 26 October 2020, 9 November 2020, 18 November 2020 and 19 November 2020 in relation to the Proposed Spin-off. Unless the context requires otherwise, terms used herein shall have the same meanings as defined or used in the Announcements.

**FULL EXERCISE OF THE OVER-ALLOTMENT OPTION**

The Company announces that the Over-allotment Option described in the Prospectus has been fully exercised by The Hongkong and Shanghai Banking Corporation Limited and Morgan Stanley Asia Limited, on behalf of the International Underwriters, on 12 December 2020 in respect of an aggregate of 103,500,000 Sunac Services Shares (the “**Over-allotment Shares**”), representing 15% of the total number of Sunac

Services Shares initially available under the Global Offering before any exercise of the Over-allotment Option. The Over-allotment Option is exercised to facilitate the return to Sunac Services Investment Limited, a wholly-owned subsidiary of the Company, of the Sunac Services Shares borrowed under a stock borrowing agreement to cover over-allocations under the International Offering. Immediately upon the issue and allotment of the Over-allotment Shares, the Company continues to indirectly hold over 50% of the issued share capital of Sunac Services and Sunac Services will remain as a subsidiary of the Company.

The Over-allotment Shares will be issued and allotted by Sunac Services at HK\$11.6 per share (excluding brokerage of 1.0%, SFC transaction levy of 0.0027% and Stock Exchange trading fee of 0.005%), being the final offer price under the Global Offering. The additional net proceeds of approximately HK\$1.1825 billion to be received by Sunac Services from the issue and allotment of the Over-allotment Shares, after deducting the underwriting fees, commissions and other expenses in connection with the full exercise of the Over-allotment Option, will be used on a pro rata basis for the purposes as set out in the section headed “Future Plans and Use of Proceeds” in the Prospectus.

Approval for the listing of and permission to deal in the Over-allotment Shares has already been granted by the Listing Committee of the Stock Exchange. Listing of and dealings in such Over-allotment Shares are expected to commence on the Main Board of the Stock Exchange at 9:00 a.m. on 16 December 2020.

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

Hong Kong, 13 December 2020

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