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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

Reference is made to the announcement of Sunac China Holdings Limited (the “**Company**”, together with its subsidiaries, the “**Group**”) dated 21 March 2022 (the “**Previous Announcement**”) in relation to the publication of the profit warning of the Group for the year ended 31 December 2021 (the “**Year**”). Unless the context requires otherwise, capitalized terms used herein shall have the same meanings as those defined or used in the Previous Announcement.

This announcement is made pursuant to Rule 13.09 of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited and Part XIVA of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong).

As mentioned in the Previous Announcement, it was expected that the profit attributable to owners of the Company and the core net profit¹ for the Year would decrease by approximately 85% and 50%, respectively, as compared with last year. The information contained in the Previous Announcement was prepared by the Company’s management with reference to the then available information.

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 discussion between the Company and the auditors and subject to completion of the audit work, it is expected that the profit attributable to owners of the Company for the Year will decrease by approximately 207% as compared with last year, and the core net profit will decrease by approximately 184% as compared with last year.

The difference between the relevant data and those in the Previous Announcement is mainly due to the recurrence of the COVID-19 outbreak, the rapid downturn in the real estate sales market and significant changes in the Company's operating environment since March 2022, as a result of which, the Company has recognized (1) further provision for impairment of properties under development and completed properties held for sale; (2) further provision for expected credit loss on receivables and external guarantees; and (3) provision for impairment of goodwill and related long-term assets in the business segment of cultural and tourism city construction and operation.

The information contained in this announcement is only based on the information currently available to the Company. The actual audited results of the Group for the Year may differ from the figures set out in this announcement. Holders of securities and potential investors of the Company are reminded to read carefully the audited results announcement of the Company for the Year, which is expected to be published on or before 31 December 2022.

CONTINUED SUSPENSION OF TRADING

References are made to the announcements of the Company dated 28 March 2022 and 1 April 2022. At the request of the Company, the trading in the shares of the Company on The Stock Exchange of Hong Kong Limited has been suspended with effect from 9:00 a.m. on 1 April 2022. Trading in the shares of the Company will remain suspended until further notice.

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, 29 November 2022

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.

Note 1: Core net profit refers to profit attributable to owners of the Company, after excluding the impact of gains from business combination and its effect on fair value adjustments, gain or loss on changes in fair value of financial assets, derivative financial instruments and investment properties, disposal gain or loss on financial assets and investments in joint ventures and associates, exchange gain or loss, charitable donations and losses on project demolition.