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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)

**SUPPLEMENTAL ANNOUNCEMENT TO
PROFIT WARNING**

References are made to the announcements of Sunac China Holdings Limited (the “**Company**”, together with its subsidiaries, the “**Group**”) dated 21 March 2022 and 29 November 2022 in relation to the publication of the profit warning of the Group for the year ended 31 December 2021 (the “**Year**”).

The board of directors of the Company (the “**Board**”) would like to supplement that the Group expects that the loss attributable to owners of the Company for the Year will amount to approximately RMB38.3 billion, the core net loss¹ will amount to approximately RMB25.3 billion and the core operating profit excluding impairment provision² will amount to approximately RMB12.0 billion.

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.

The above information is supplemental to the announcement of the Company dated 29 November 2022 and does not affect other information contained therein. Save as disclosed in this announcement, the contents of the announcement of the Company dated 29 November 2022 remain unchanged.

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, 2 December 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.

Notes:

- 1. Core net loss refers to loss 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.*
- 2. Core operating profit excluding impairment provision refers to core net loss, after excluding the impact of impairment provision of properties under development, completed properties held for sale, trade and other receivables, investments in joint ventures and associates, goodwill and related long-term assets and others.*