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SUNAC 融創服務

SUNAC SERVICES HOLDINGS LIMITED

融創服務控股有限公司

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 01516)

PROFIT WARNING

This announcement is made by Sunac Services Holdings Limited (the “**Company**”, 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 the Inside Information Provisions (as defined under the Listing Rules) under 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 the shareholders 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 2022 (the “**Year**”) and the information currently available, the Group is expected to record an unaudited loss attributable to owners of the Company of not more than RMB500 million for the Year, and such loss is primarily due to significant increase of the impairment provision made by the Group for the amounts due from related parties.

During the Year, the Group, based on the progress of the recovery of the amounts due from related parties, proactively adjusted its value-added services to non-property owners, leading to a significant decline in the business scale of the value-added services to non-property owners. The gross profit from other core business of the Group for the Year would have been no less than that of corresponding period of previous year if the gross profit from the value-added services to non-property owners was excluded.

The information contained in this announcement is only based on the preliminary review made by the management of the Company with reference to the financial information currently available and has not yet been audited by the Company’s auditor or reviewed by the audit committee of the Company and therefore may be subject to adjustments. Shareholders and potential investors are advised to carefully read the annual results announcement of the Company for the year ended 31 December 2022, which will be published in March 2023.

Shareholders and potential investors of the Company should exercise caution when dealing in the securities of the Company.

By order of the Board
Sunac Services Holdings Limited
Wang Mengde
Chairman

Hong Kong, 12 March 2023

As at the date of this announcement, the chairman of the Board and non-executive director is Mr. Wang Mengde; the executive directors are Ms. Cao Hongling and Ms. Yang Man; the non-executive directors are Mr. Lu Peng and Mr. Gao Xi; and the independent non-executive directors are Ms. Wang Lihong, Mr. Yao Ning and Mr. Zhao Zhonghua.