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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)

POSITIVE PROFIT ALERT

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 (the “**Board**”) of directors (the “**Directors**”) of the Company 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 six months ended 30 June 2023 (the “**Period**”) and the information currently available, the Group is expected to record a profit attributable to owners of the Company of not less than RMB0.3 billion for the Period (same period in 2022: loss attributable to owners of the Company of approximately RMB0.75 billion), primarily because:

- 1) in the first half of 2022, a large amount of impairment provision has been made for the amounts due from related parties. There was no additional provision of impairment for the trade receivables from related parties during the Period; and
- 2) the non-related-party businesses of the Group continued to progress steadily, and the revenue from the non-related-party businesses increased by approximately 13% as compared with that of the same period last year.

Meanwhile, the Group is expected to record basically flat unaudited cash inflow and outflow from operating activities for the Period (net cash flow from operating activities for the same period in 2022: approximately RMB-1 billion). As of 30 June 2023, the balance of the Group’s monetary funds (including restricted funds and wealth management products) amounted to approximately RMB4.2 billion (end of 2022: approximately RMB4.7 billion). The decrease on the balance of monetary funds was primarily due to the payment of the final dividend of 2022 of approximately RMB0.43 billion.

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 reviewed by the Company's auditor or the audit committee of the Company and therefore may be subject to adjustments. Shareholders and potential investors of the Company are advised to read carefully the interim results announcement of the Company for the six months ended 30 June 2023, which is expected to be published in August 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, 15 August 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.