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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 six months ended 30 June 2024 (the “**Period**”) 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 Period, and such loss is primarily due to increase of the impairment provision made by the Group for the amounts due from related parties, which mainly arose from transactions in the past years. The Group’s total amounts due from related parties did not increase further as compared to that of 31 December 2023.

Excluding factors including impact of impairment provision made for the amounts due from related parties, the Group is expected that the core net profit attributable to the owners of the Company ^(Note) for the Period would be not less than that for the same period last year.

Note: It refers to the core net profit attributable to the owners of the Company, excluding the impairment provision for receivables, share award scheme expenses, unrealised gains and losses on changes in fair value from financial assets at fair value through profit or loss, amortisation expenses of intangible assets (brands, contracts and customer relationships) arising from acquisitions and mergers, gains and losses on changes in fair value of investment properties and goodwill and other intangible assets impairment.

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 carefully read the interim results announcement of the Company for the six months ended 30 June 2024, which is expected to be published on 26 August 2024.

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, 19 August 2024

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.