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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)

POSITIVE PROFIT ALERT

This announcement is made by Sunac China Holdings Limited (the “**Company**” and, 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 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 management accounts of the Group for the year ended 31 December 2020 (the “**Year**”) and currently available information, it is expected that the profit attributable to owners of the Company for the Year will increase by over 35% as compared with last year, which was primarily attributable to the increase of the area delivered in the sales of properties during the Year as compared with last year and gains on changes in fair values of financial assets generated from equity investments. Meanwhile, the Group continued to optimize its capital structure, as at 31 December 2020, it is expected that the net gearing ratio¹ of the Group will be below 100%, its non-restricted cash to current borrowings ratio² will exceed 1 and its assets to liabilities ratio after excluding receipts in advance³ will be below 80%.

The information contained in this announcement is only based on the preliminary review by the Company’s management with reference to the currently available financial information and has not been audited by the Company’s auditors or reviewed by the audit committee of the Company. Shareholders and potential investors should read carefully the annual results announcement of the Company for the year ended 31 December 2020, which is expected to be published in March 2021.

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

By order of the Board
Sunac China Holdings Limited
SUN Hongbin
Chairman

Hong Kong, 3 February 2021

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 *Net gearing ratio is calculated by dividing total borrowings (including current and long-term borrowings) minus cash balances (including restricted cash) by total equity.*
- ² *Non-restricted cash to current borrowings ratio is calculated by dividing cash and cash equivalents by current borrowings.*
- ³ *Assets to liabilities ratio after excluding receipts in advance is calculated by dividing total liabilities minus receipts in advance (including contract liabilities and relevant value-added tax) by total assets minus receipts in advance (including contract liabilities and relevant value-added tax).*