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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)

COMPLETION OF DEBT RESTRUCTURING OF ONE SUNAC OPUS PROJECT IN BEIJING

This announcement is made by Sunac China Holdings Limited (the “**Company**”, together with its subsidiaries, joint ventures and associates, the “**Group**”) on a voluntary basis.

A debt with a principal of RMB6.8322 billion payable to China Credit Trust Co., Ltd.* (中誠信託有限責任公司) (“**China Credit Trust**”), as the creditor, by Beijing Oceanwide Dongfeng Real Estate Co. Ltd.* (北京泛海東風置業有限公司) (“**Beijing Oceanwide**”), as one of the debtors, was due in September 2023 (the “**China Credit Trust Debt**”). Recently, the Group and China Credit Trust signed a debt restructuring agreement (the “**Debt Restructuring Agreement**”), and China Credit Trust and China CITIC Financial Asset Management Co., Ltd. (“**China CITIC Financial Asset**”) agreed on the arrangements in connection with the assignment of China Credit Trust Debt.

Pursuant to the Debt Restructuring Agreement, China Credit Trust confirmed that RMB1.635 billion previously paid by the Group was used for the settlement of principal, as such, the principal of the China Credit Trust Debt was reduced from RMB6.8322 billion to RMB5.1972 billion. In addition, the Group was granted a waiver of all default penalty, the historical accrued interest was reduced to approximately RMB0.65 billion, and the financing cost after the restructuring was reduced from 9.6% per annum to 6.5% per annum, which together led to a decrease in the full-cycle financing cost of the debt from the borrowing date to approximately 4.12% per annum. The repayment period of the debt after the restructuring is 4 years, with the last repayment in January 2029.

Beijing Oceanwide is the developer of ONE SUNAC OPUS Project and the Group owns the entire interest in the ONE SUNAC OPUS Project through holding 100% equity interests in Beijing Oceanwide. The ONE SUNAC OPUS Project is situated at the core of Chaoyang District, Beijing, to the east of the East Fourth Ring, and is adjacent to Chaoyang Park with quality landscape resources. Surrounded by four main business circles, namely CBD, Yansha, Lido and Chaoqing, the ONE SUNAC OPUS Project is located in premier area with highly developed education and medical ancillary facilities. The total site area and gross floor area of the ONE SUNAC OPUS Project are approximately 75,200 sq. m. and approximately 660,000 sq. m., respectively, with main

focus on residential and commercial development. The sale of a small part of the project has been completed, and the remaining parcels of land are under development and construction.

The completion of the above debt restructuring has provided a complete exit solution for the trust investors, resolved the debt default issue of Beijing Oceanwide and effectively reduced the debt pressure of the project, providing the project with more solid financial support. Meanwhile, the Group will join hands with China CITIC Financial Asset to promote the development and construction of the project, jointly developing it into a benchmark project of the Group's ONE SUNAC OPUS product series.

Shareholders of the Company, holders of securities and potential investors 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, 27 January 2025

As at the date of this announcement, the executive directors of the Company are Mr. SUN Hongbin, Mr. WANG Mengde, Ms. MA Zhixia, Mr. TIAN Qiang, Mr. HUANG Shuping and Mr. SUN Kevin Zheyi; the non-executive director of the Company is Mr. LAM Wai Hon; and the independent non-executive directors of the Company are Mr. POON Chiu Kwok, Mr. ZHU Jia, Mr. MA Lishan and Mr. YUAN Zhigang.

* *For identification purpose only*