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ANNOUNCEMENT MADE PURSUANT TO RULES 13.51B(2), 13.51(2)(h) AND 13.51(2)(n)(iii)

This announcement is made by Sunac China Holdings Limited (the “**Company**”, together with its subsidiaries, the “**Group**”) pursuant to Rules 13.51B(2), 13.51(2)(h) and 13.51(2)(n)(iii) of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “**Listing Rules**”).

Sunac Real Estate Group Co., Ltd. (融創房地產集團有限公司) (“**Sunac Real Estate**”), a wholly-owned subsidiary of the Company, and Mr. Wang Mengde (“**Mr. Wang**”), an executive director of the Company, were formally notified in writing by the Shanghai Stock Exchange (the “**Shanghai Stock Exchange**”) that since Sunac Real Estate failed to timely publish information on overdue debt in accordance with the relevant bond listing rules of the Shanghai Stock Exchange from 2022 to 2024, the Shanghai Stock Exchange imposed disciplinary sanctions (the “**Disciplinary Sanctions**”) on Sunac Real Estate and Mr. Wang, being the chairman of the board of directors and general manager of Sunac Real Estate. According to the Disciplinary Sanctions, the Shanghai Stock Exchange issued a criticism against Sunac Real Estate and Mr. Wang, and would record it in the integrity file database and notify the China Securities Regulatory Commission.

The board of directors (“**Board**”) of the Company (except Mr. Wang) has reviewed the letter related to the Disciplinary Sanctions. The Board (except Mr. Wang) believes that the relevant non-compliance was caused by objective factors attributable to Sunac Real Estate. Mr. Wang is a person with integrity and is diligent, and he is still suitable to be an executive director of the Company.

The Board considers that the Disciplinary Sanctions will not have any material adverse impact on the business and/or operations of the Group. At present, Sunac Real Estate has proactively implemented remedial measures to regulate the performance of its information disclosure obligations.

Mr. Wang has confirmed to the Company that, save as disclosed in this announcement, there is no information about Mr. Wang that is required to be disclosed pursuant to Rules 13.51(2)(h) to (v) of the Listing Rules, and there are no matters about Mr. Wang that need to be brought to the attention of the shareholders of the Company.

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

Hong Kong, China, 9 January 2026

As at the date of this announcement, the executive directors of the Company are Mr. SUN Hongbin, Mr. WANG Mengde, Ms. MA Zhixia, 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.