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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)

PROFIT WARNING

This announcement is made by Sunac China 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 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 holders of securities and potential investors of the Company that, based on a preliminary review of the unaudited management accounts of the Group for the year ended 31 December 2025 (the “**Year**”) and currently available information, the expected loss attributable to the owners of the Company for the Year will range from RMB12.0 billion to RMB13.0 billion, representing a significant decrease from the loss attributable to the owners of the Company of approximately RMB25.70 billion for the year ended 31 December 2024, primarily due to the recognition of a gain on offshore debt restructuring during the Year. After excluding the effects of the gains on debt restructuring, the loss recorded in the Year was mainly attributable to a significant decline in recognised revenue and pressure on gross profit margin as affected by the market, as well as additional provision for impairment of assets and the provision for contingent liabilities.

The information contained in this announcement is only based on the preliminary review by the Company’s management with reference to the unaudited management accounts of the Group for the Year and currently available financial information and has not been audited by the Company’s auditors or reviewed by the audit committee of the Company. The actual results of the Group for the Year may differ from the information contained in this announcement. Holders of securities and potential investors are reminded to read carefully the annual results announcement of the Company, which is expected to be published before the end of March 2026.

Holders of securities and potential investors of the Company 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, China, 17 March 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.