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)

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 Tianjin Regulatory Bureau of the China Securities Regulatory Commission (the "**Tianjin Securities Regulatory Bureau**") and the Shenzhen Stock Exchange (the "**SZSE**") that, since the publication of its 2025 annual report by Sunac Real Estate was delayed by four working days from the prescribed deadline of 30 April 2026 under the Administrative Measures for the Issuance and Trading of Corporate Bonds, the Administrative Measures for Information Disclosure of Corporate Credit Bonds and the SZSE's corporate bond listing rules, the Tianjin Securities Regulatory Bureau imposed a regulatory measure (the "**Administrative Regulatory Measure**") by issuing a warning letter to Sunac Real Estate and Mr. Wang, being the chairman of the board of directors and general manager of Sunac Real Estate, and the SZSE imposed disciplinary sanctions (the "**Disciplinary Sanctions**") on Sunac Real Estate and Mr. Wang. According to the Disciplinary Sanctions, the SZSE issued a criticism against Sunac Real Estate and Mr. Wang.

The board of directors (the "**Board**") of the Company (except Mr. Wang) has reviewed the letter related to the Administrative Regulatory Measure and Disciplinary Sanctions, and considered that the relevant non-compliance was due to additional time being required for the review and finalisation of the contents of the annual report.

The Board (except Mr. Wang) considers that the Administrative Regulatory Measure and Disciplinary Sanctions imposed on Mr. Wang were not due to any dishonest or fraudulent conduct on his part, but were attributable to the objective factor described above. Mr. Wang has acted with integrity and diligence, has over 20 years of experience in the real estate industry in the PRC and has been with the Group since 2006. Mr. Wang's background, expertise, skills and experience will continue to enhance the decision-making capabilities of the Board and benefit the development and management of the Group's business. Based on the foregoing, the Board (except Mr. Wang) is of the view that Mr. Wang is still suitable to be an executive director of the Company.

The Board considers that the Administrative Regulatory Measure and 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, 31 July 2026

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