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SUNAC CHINA HOLDINGS LIMITED

融創中國控股有限公司

(Incorporated in the Cayman Islands with limited liability)

(Stock code: 1918)

CHANGE OF JOINT COMPANY SECRETARY AND AUTHORISED REPRESENTATIVE

Pursuant to Rule 13.51(5) of the Rules (the "**Listing Rules**") Governing the Listing of Securities of The Stock Exchange of Hong Kong Limited (the "**Stock Exchange**"), the board of directors (the "**Board**") of Sunac China Holdings Limited (the "**Company**") announces that Mr. Ngai Wai Fung ("**Mr. Ngai**") has tendered his resignation (the "**Resignation**") as the joint company secretary under Rule 8.17 of the Listing Rules, an authorised representative under Rule 3.05 of the Listing Rules and an authorised representative under the Companies Ordinance (Chapter 32 of the laws of Hong Kong) (the "**Companies Ordinance**") with effect from 13 December 2010 due to his personal pursuit and development. Mr. Ngai confirmed that he has no disagreement with the Board and there are no circumstances relating to his Resignation which need to be brought to the attention of the Stock Exchange and the shareholders of the Company. The Company would like to thank Mr. Ngai for his contributions to the Company during his tenure of service.

Reference is made to a waiver granted to the Company by the Stock Exchange dated 17 September 2010 (the "**Waiver**") from strict compliance with Rule 8.17 of the Listing Rules for an initial period of three years from the date of listing (i.e., from 7 October 2010 to 6 October 2013) on the condition that the Company engages Mr. Ngai, who possesses the requisite qualifications under Rule 8.17 of the Listing Rules, as a joint company secretary to assist Mr. Huang Shuping ("**Mr. Huang**"), the other joint company secretary of the Company who is not an ordinarily resident in Hong Kong and does not possess the qualifications under Rule 8.17 of the Listing Rules, so as to enable Mr. Huang to acquire the "relevant experience" within the meaning of Rule 8.17(3) of the Listing Rules and to discharge the functions as the joint company secretary of the Company. Upon the resignation of Mr. Ngai with effect from 13 December 2010, the Waiver has also ended on 13 December 2010.

The Board announces that Ms. Ma Sau Kuen Gloria ("**Ms. Ma**") has been appointed in replacement of Mr. Ngai as the joint company secretary of the Company with effect from 13 December 2010. The Stock Exchange has on 13 December 2010 granted a new waiver to the Company from strict compliance with the requirements under Rule 8.17 of the Listing Rules for a period from 13 December 2010 to 6 October 2013 (i.e. the remaining period under the Waiver) in relation to Mr. Huang's eligibility to act as the joint company secretary on the condition that Mr. Huang would be assisted by Ms. Ma to acquire the "relevant experience" within the meaning of Rule 8.17(3) of the Listing Rules and to discharge his duties as joint company secretary of the Company.

The Board is also pleased to announce that Ms. Ma has been appointed as the authorised representative under Rule 3.05 of the Listing Rules and authorised representative under the Companies Ordinance with effect from 13 December 2010.

Ms. Ma has almost 30 years of experience in corporate secretarial work that includes acting as company secretary for companies listed on the Stock Exchange and setting up companies in different jurisdictions such as Hong Kong, the Cayman Islands and the British Virgin Islands. She also has extensive knowledge and experience in corporate restructuring and legal compliance issues.

Ms. Ma is a director and Head of Registration and Compliance Services of KCS Hong Kong Limited, a corporate secretarial and accounting services provider in Hong Kong. She holds a master degree in Business Administration from the University of Strathclyde, Scotland, and is a Fellow member of the Hong Kong Institute of Chartered Secretaries, and the Institute of Chartered Secretaries and Administrators in the United Kingdom. Ms. Ma is an ordinarily resident in Hong Kong and fulfils the requirements of Rule 8.17 of the Listing Rules.

The Board would like to welcome Ms. Ma to join the Company.

By Order of the Board
Sunac China Holdings Limited
Sun Hongbin
Chairman

Hong Kong, 13 December 2010

As at the date of this announcement, the directors of the Company are Mr. Sun Hongbin, Mr. Li Shaozhong, Mr. Wang Mengde, Mr. Chi Xun and Mr. Shang Yu as executive directors, Ms. Hu Xiaoling and Mr. Zhu Jia as non-executive directors, and Ms. Kan Lai Kuen, Alice, Mr. Li Qin and Mr. Ma Lishan as independent non-executive directors.