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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: 01918)

POSITIVE PROFIT ALERT

This announcement is made by Sunac China Holdings Limited (the "**Company**" and, together with its subsidiaries, the "**Group**") pursuant to Rule 13.09(2)(a) 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 the shareholders and potential investors of the Company that, based on the preliminary review of the unaudited management accounts of the Group for the year ended 31 December 2017 (the "**Year**") and currently available information, it is expected that the profit attributable to owners of the Company for the Year will increase significantly as compared that for the year ended 31 December 2016, representing an increase of over 240%. The increase in profit was due to the significant increase in revenue of over 80% for the Year as compared with that for the year ended 31 December 2016, while the gross profit margin will increase by about 7% as compared with that for the year ended 31 December 2016, and meanwhile, the influence of certain impairment provision made for the Group's related investments in Leshi and of the increase in gains from business combination resulting from the acquisition of property projects have also been taken into consideration.

The information contained in this announcement is only based on the preliminary review by the Company's management with reference to the currently available financial information and has not been audited by the Company's auditors or reviewed by the audit committee of the Company. Shareholders and potential investors should read carefully the annual results announcement of the Company for the year ended 31 December 2017, which is expected to be published in late March 2018.

Shareholders and potential investors of the Company should exercise caution when dealing in the securities of the Company.

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

Hong Kong, 5 March 2018

As at the date of this announcement, the executive directors are Mr. SUN Hongbin, Mr. WANG Mengde, Mr. JING Hong, Mr. CHI Xun, Mr. TIAN Qiang, Mr. SHANG Yu, Mr. HUANG Shuping and Mr. SUN Kevin Zheyi; and the independent non-executive directors are Mr. POON Chiu Kwok, Mr. ZHU Jia, Mr. LI Qin and Mr. MA Lishan.