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**", 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 the shareholders of the Company and potential investors that, based on the preliminary review of the unaudited management accounts of the Group for the six months ended 30 June 2018 (the "**Period**") and the currently available information, it is expected that as compared with the profit attributable to owners of the Company shown in the interim report for the same period last year, the profit attributable to owners of the Company during the Period will increase significantly with an increase of over 200%. Such increase in profit is primarily attributable to the significant increase of the area delivered in the sales of properties during the Period and considering the impact of the Hong Kong Financial Reporting Standard 15, resulting in a substantial increase in revenue during the Period of over 200% as compared with the revenue shown in the interim report for the same period last year, together with a further increase in the gross profit margin during the Period as compared with the same period last year and the whole year last year.

The Company is still in the process of preparing and finalizing the unaudited consolidated interim results of the Group for the Period. The information contained in this announcement is based solely on the preliminary review of the currently available financial information by the management of the Company. Such information has not been audited or reviewed by the auditors of the Company or the audit committee of the Company and the actual unaudited consolidated interim results of the Group may be different from the disclosures herein. Shareholders and potential investors are advised to read carefully the interim results announcement of the Company for the six months ended 30 June 2018, which is expected to be published in late August 2018.

Shareholders 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, 23 July 2018

As at the date of this announcement, the executive directors of the Company 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 of the Company are Mr. POON Chiu Kwok, Mr. ZHU Jia, Mr. LI Qin and Mr. MA Lishan.