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本公告及有關據此提呈發行票據之任何其他文件或資料並非由英國《二零零零年金融服務與市場法》(經修訂) (「FSMA」) 第21條所界定之認可人士發佈，而有關文件及／或資料亦未經其批准。因此，有關文件及／或資料並不會向英國公眾人士派發，亦不得向英國公眾人士傳遞。有關文件及／或資料僅作為財務推廣向在英國擁有相關專業投資經驗及屬於《二零零零年金融服務與市場法》二零零五年(財務推廣)命令(經修訂) (「財務推廣命令」) 第19(5)條所界定之投資專業人士，或屬於財務推廣命令第49(2)(a)至(d)條範圍之人士，或根據財務推廣命令可以其他方式合法向其發佈有關文件及／或資料的任何其他人士(所有上述人士統稱為「有關人士」) 發佈。於英國，據此提呈發售之票據僅針對有關人士作出，而本公告涉及之任何投資或投資活動將僅與有關人士進行。任何在英國並非有關人士之人士不應根據本公告或其任何內容採取行動或加以依賴。

SUNAC 融創中國
SUNAC CHINA HOLDINGS LIMITED
融創中國控股有限公司
(於開曼群島註冊成立的有限公司)
(股票代碼：01918)

海外監管公告

**購買部分未償還的於2021年到期8.375%優先票據
(國際證券識別碼：XS1936202644，通用代碼：193620264)的要約結果**

本海外監管公告乃根據香港聯合交易所有限公司(「聯交所」)證券上市規則(「上市規則」)第13.10B條刊發。

茲提述融創中國控股有限公司(「本公司」)於2020年11月26日及2020年11月30日就本公司提出要約刊發的公告(「該等公告」)。除另有界定外，本公告所用詞彙均與該等公告所界定者具有相同含義。

要約已於2020年12月4日下午四時正（倫敦時間）屆滿。根據購買要約的條款及條件，本公司已決定接納購買本金額約為3.185億美元的票據（「獲接納票據」）。本公司購回的獲接納票據將於2020年12月8日予以註銷且不再為未償還票據。請參閱隨附日期為2020年12月7日關於要約結果的公告（「新交所公告」），其已在新加坡證券交易所有限公司網站刊登。

於聯交所網站刊發新交所公告僅為促使向香港投資者同步發佈資料並遵守上市規則第13.10B條，概無任何其他目的。

新交所公告並不構成向任何司法權區的公眾提呈出售任何證券的招股章程、通告、通函、宣傳冊或廣告，亦非邀請公眾作出認購或購買任何證券的要約，此外亦非供傳閱以邀請公眾作出認購或購買任何證券的要約。

新交所公告不應被視為誘導認購或購買本公司任何證券，亦無意作出該等誘導。投資決策不應以新交所公告所載的信息為基準。

承董事會命
融創中國控股有限公司
主席
孫宏斌

香港，二零二零年十二月七日

於本公告日期，本公司執行董事為孫宏斌先生、汪孟德先生、荊宏先生、遲迅先生、田強先生、商羽先生、黃書平先生及孫喆一先生；及本公司獨立非執行董事為潘昭國先生、竺稼先生、馬立山先生及袁志剛先生。

This announcement does not constitute an offer to sell or the solicitation of an offer to buy any securities in the United States or any other jurisdiction in which such offer, solicitation or sale would be unlawful prior to registration or qualification under the securities laws of any such jurisdiction. The securities referred to herein will not be registered under the Securities Act, and may not be offered or sold in the United States except pursuant to an exemption from, or a transaction not subject to, the registration requirements of the Securities Act. Any public offering of securities to be made in the United States will be made by means of a prospectus. Such prospectus will contain detailed information about the company making the offer and its management and financial statements. The Company does not intend to make any public offering of securities in the United States.

The communication of this announcement and any other document or materials relating to the issue of the Notes is not being made, and such documents and/or materials have not been approved, by an authorized person for the purposes of section 21 of the United Kingdom's Financial Services and Markets Act 2000, as amended (the "FSMA"). Accordingly, such documents and/or materials are not being distributed to, and must not be passed on to, the general public in the United Kingdom. The communication of such documents and/or materials as a financial promotion is only being made to those persons in the United Kingdom who have professional experience in matters relating to investments and who fall within the definition of investment professionals (as defined in Article 19(5) of the Financial Services and Markets Act 2000 (Financial Promotion) Order 2005, as amended (the "Financial Promotion Order")), or who fall within Article 49(2)(a) to (d) of the Financial Promotion Order, or who are any other persons to whom it may otherwise lawfully be made under the Financial Promotion Order (all such persons together being referred to as "relevant persons"). In the United Kingdom, the Notes are only available to, and any investment or investment activity to which this announcement relates will be engaged in only with, relevant persons. Any person in the United Kingdom that is not a relevant person should not act or rely on this announcement or any of its contents.

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)

**RESULTS OF OFFER TO PURCHASE PART OF
THE OUTSTANDING 8.375% SENIOR NOTES DUE 2021
(ISIN: XS1936202644; COMMON CODE: 193620264)**

Reference is made to the announcements of Sunac China Holdings Limited (the "Company") dated 26 November 2020 and 30 November 2020 in relation to the Offer (the "Announcements"). All capitalised terms used herein have the same meanings as defined in the Announcements, unless otherwise defined.

The Offer expired at 4:00 p.m. on 4 December 2020 (London time). As at the Expiration Deadline, US\$318,508,000.00 in aggregate principal amount of the Notes, representing approximately 56.73% of the total aggregate principal amount of the outstanding Notes as at such date, had been validly tendered pursuant to the Offer.

Pursuant to the terms and conditions of the Offer, the Company has decided to accept for purchase a total of US\$318,508,000.00 in principal amount of the Notes with no proration applied (the “**Accepted Notes**”). The Accepted Notes repurchased by the Company will be cancelled and will cease to be outstanding on 8 December 2020 (the “**Settlement Date**”).

Payment of the purchase price and the accrued and unpaid interest in respect of the Accepted Notes from and including the last interest payment date of 15 July 2020 up to, but excluding, the Settlement Date will be made on or about the Settlement Date. The aggregate amount to be paid by the Company to holders of the Accepted Notes will be US\$331,811,238.53.

The Company currently expects that, following settlement of the Offer, an aggregate principal amount of US\$242,892,000.00 of the Notes will remain outstanding.

All documents relating to the Offer, together with any updates, are made available to holders of the Notes on the Offer Website: <http://bonds.morrowsodali.com/sunac>. Documentation requests or instruction inquiries may be directed to Morrow Sodali Ltd. as the Information and Tender Agent in London at +44 208 089 3287 and in Hong Kong at +852 2158 8405 or via email at sunac@investor.morrowsodali.com.

THIS ANNOUNCEMENT IS NOT AN OFFER TO PURCHASE, A SOLICITATION OF AN OFFER TO PURCHASE, OR A SOLICITATION OF AN OFFER TO SELL, ANY SECURITIES. AN OFFER MAY ONLY BE MADE PURSUANT TO THE TERMS OF THE OFFER TO PURCHASE.

IMPORTANT NOTICE – THE OFFER IS AVAILABLE ONLY TO INVESTORS WHO ARE NOT U.S. PERSONS (WITHIN THE MEANING OF REGULATION S) AND ARE OUTSIDE THE UNITED STATES; U.S. PERSONS (AS DEFINED IN REGULATION S), PERSONS ACTING FOR THE ACCOUNT OR BENEFIT OF U.S. PERSONS AND PERSONS LOCATED IN THE UNITED STATES ARE NOT PERMITTED TO TENDER THE NOTES IN THE OFFER.

GENERAL

The Offer is not being made within, and the Offer to Purchase is not for distribution in, the United States or to, or for the account or benefit of, any U.S. person (as defined under Regulation S). The Offer to Purchase is not an offer of securities for sale in the United States or to, or for the account or benefit of, any U.S. person (as defined under Regulation S) or any other jurisdiction where it is unlawful to offer such securities and any guarantees with respect thereto, for sale.

The Offer to Purchase and this announcement do not constitute, and may not be used in connection with, an offer to purchase, a solicitation of an offer to purchase, an offer to sell or a solicitation of an offer to sell, securities in the United States or any jurisdiction in which such an offer or solicitation is not authorized or in which the person making such an offer or solicitation is not qualified to do so or to any person to whom it is unlawful to make an offer or a solicitation. The Company will not accept any responsibility for any violation by any person of the restrictions applicable in any jurisdiction.

No securities of the Company or any of its subsidiaries are being, or will be, registered under the U.S. Securities Act or the securities laws of any state of the United States, and no such securities may be offered or sold in the United States except pursuant to an exemption from, or in a transaction not subject to, the registration requirements of the U.S. Securities Act and any applicable state or local securities laws. No public offering of securities is being or will be made in the United States or any other jurisdiction. Nothing in this communication shall constitute an offer to sell or the solicitation of an offer to buy securities in any jurisdiction in which such offer or sale would be unlawful.

The distribution of this announcement and the Offer to Purchase in certain jurisdictions may be restricted by law. Persons into whose possession this announcement and/or the Offer to Purchase comes are required to inform themselves about, and to observe, any such restrictions. Forward-looking statements in this announcement and/or the Offer to Purchase, including, among others, those statements relating to the Offer are based on current expectations. These statements are not guarantees of future events or results. Future events and results involve risks, uncertainties and assumptions and are difficult to predict with any precision. Actual events and results could vary materially from the description contained herein due to many factors including changes in the market and price for the Notes, changes in the business and financial condition of the Company and its subsidiaries, changes in the property industry and changes in the capital markets in general.

Shareholders, holders of the Notes and potential investors in any securities of the Company should note that completion of the Offer is subject to the terms and as set forth in the Offer to Purchase and summarized in this announcement. No assurance can be given that any of the Offer will be completed and the Company reserves the right, at its sole and absolute discretion, to extend, withdraw or terminate the Offer, and amend, modify or waive any of the terms and conditions of the Offer.

As the Offer may or may not proceed, shareholders, holders of the Notes and potential investors in any securities 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, 7 December 2020

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. MA Lishan and Mr. YUAN Zhigang.