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SUNAC 融創服務
SUNAC SERVICES HOLDINGS LIMITED
融創服務控股有限公司
(Incorporated in the Cayman Islands with limited liability)
(Stock Code: 01516)

PROFIT WARNING

This announcement is made by Sunac Services 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 the Inside Information Provisions (as defined under the Listing Rules) under 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 consolidated management accounts of the Group for the six months ended 30 June 2022 (the “**Relevant Period**”) and the information currently available, the Group is expected to record a loss attributable to owners of the Company of not more than RMB760 million for the Relevant Period, primarily because:

- 1) affected by the environment of the real estate industry, the impairment provision made by the Group based on the principle of prudence for the amounts due from related parties increased significantly. The profit attributable to owners of the Company of the Group for the Relevant Period would be no less than RMB550 million when excluding the impairment provision made for the amounts due from related parties;
- 2) based on the progress of the recovery of the amounts due from related parties, the Company actively adjusted its business strategy for the value-added services to non-property owners, leading to a decline in the business scale of the value-added services to non-property owners, and the corresponding gross profit of the Group for the Relevant Period decreased by approximately RMB180 million as compared to the same period last year. However, the Company’s other business are progressing steadily. The increase in revenue from other business of the Group for the Relevant Period would be no less than 35% as compared to the same period last year when excluding the revenue from the value-added services to non-property owners.

The information contained in this announcement is only based on the preliminary review made by the management of the Company with reference to the financial information currently available and has not yet been reviewed or audited by the Company's auditor or reviewed by the audit committee of the Company and therefore may be subject to adjustments. Shareholders and potential investors are advised to carefully read the interim results announcement of the Company for the six months ended 30 June 2022, which will be published in the end of August 2022.

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

By order of the Board
Sunac Services Holdings Limited
Wang Mengde
Chairman

Hong Kong, 24 August 2022

As at the date of this announcement, the chairman of the Board and non-executive Director is Mr. Wang Mengde; the executive Directors are Ms. Cao Hongling and Ms. Yang Man; the non-executive Directors are Mr. Lu Peng and Mr. Gao Xi; and the independent non-executive Directors are Ms. Wang Lihong, Mr. Yao Ning and Mr. Zhao Zhonghua.