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 ALERT

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 (the "**Board**") of directors (the "**Directors**") of the Company 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 2025 (the "**Period**") and the information currently available, the Group is expected to record an unaudited profit attributable to owners of the Company of not less than RMB100 million for the Period (same period in 2024: loss attributable to the owners of the Company of approximately RMB472 million). The increase in profit attributable to owners of the Company compared to the same period last year was primarily due to a significant reduction in the impairment provision for related party receivables. On the other hand, the Group's gross profit and gross profit margin are expected to decrease compared to the same period last year, primarily due to the Group's deferral of revenue recognition for certain third-party customers for whom the Group has fulfilled its performance obligations but collection risks are high, as well as increased repair and maintenance costs resulting from the expiration of warranties on projects delivered in the recent years.

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 by the Company's auditor or the audit committee of the Company and therefore may be subject to adjustments. Shareholders and potential investors of the Company are advised to carefully read the interim results announcement of the Company for the six months ended 30 June 2025, which is expected to be published on 25 August 2025.

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, 19 August 2025

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.