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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)

APPOINTMENT OF EXECUTIVE DIRECTOR AND RESIGNATION OF NON-EXECUTIVE DIRECTOR

The board (the “**Board**”) of directors (the “**Director(s)**”) of Sunac Services Holdings Limited (the “**Company**”, together with its subsidiaries, the “**Group**”) hereby announces the following changes to the Board.

APPOINTMENT OF EXECUTIVE DIRECTOR

Mr. Huang Xiaou (“**Mr. Huang**”) has been appointed as an executive Director with effect from 26 September 2025. The biographical information of Mr. Huang is set out below:

Mr. Huang, aged 42, joined the Group in 2023 as vice president of the Group and the general manager of the commercial company. He joined Sunac China Holdings Limited (“**Sunac China**”, together with its subsidiaries, the “**Sunac Group**”) in 2013, and served as the general manager of HR & Administrative Center, the general manager of digital technology department and the vice president of Sunac Cultural Group. Before joining the Sunac Group, Mr. Huang worked in Vanke Group. Mr. Huang graduated from Tianjin University of Finance and Economics (天津財經大學) in the People’s Republic of China with a bachelor’s degree in 2005 and subsequently obtained a master’s degree from Renmin University of China (中國人民大學).

Mr. Huang has entered into a service agreement with the Company for an initial term of three years, which may be terminated by not less than three months of notice. Mr. Huang will not receive any salary as a Director from the Company, but has the right to receive remuneration (including but not limited to salary, bonuses, share based payments, retirement benefit scheme contributions, allowances, and other in kind benefits) determined at the discretion of the Board and the Company's remuneration committee with reference to his duties and responsibilities in the Group, and the performance of the Company.

Pursuant to the articles of association of the Company (the "**Articles**"), Mr. Huang shall hold office as an executive Director until the next annual general meeting of the Company and shall be eligible for re-election at such meeting. Thereafter, Mr. Huang shall be subject to retirement by rotation at least once every three years and is eligible for re-election at the annual general meetings of the Company in accordance with the Articles and the Rules Governing the Listing of Securities (the "**Listing Rules**") on The Stock Exchange of Hong Kong Limited (the "**Stock Exchange**").

As at the date of this announcement, Mr. Huang holds 141,500 awarded shares of Sunac China (which were granted but have not been vested under the share award scheme of Sunac China). Save as disclosed above, Mr. Huang does not have any other interests in the securities of the Company and its associated corporations which are required to be disclosed under Part XV of the Securities and Futures Ordinance.

Except as disclosed above, as of the date of this announcement, Mr. Huang (i) has not held any directorship in any other public companies listed in Hong Kong or overseas in the last three years; (ii) has not held any other positions in the Company or other members of the Group; and (iii) does not have any relationship with any Directors, senior management, substantial shareholders or controlling shareholders of the Company.

There is no information that is required to be disclosed pursuant to the requirements set out in Rule 13.51(2)(h) to (v) of the Listing Rules and except as disclosed above, there are no other matters that need to be brought to the attention of the shareholders of the Company or the Stock Exchange in connection with the appointment of Mr. Huang.

The Board would like to warmly welcome Mr. Huang to join the Board.

RESIGNATION OF NON-EXECUTIVE DIRECTOR

Mr. Lu Peng ("**Mr. Lu**") has tendered his resignation as a non-executive Director of the Company with effect from 26 September 2025 in order to devote more time to his other business commitments of the Sunac Group.

Mr. Lu has confirmed that he has no disagreement with the Board and there is no other matter relating to his resignation that needs to be brought to the attention of the shareholders of the Company or the Stock Exchange.

The Board would like to express its sincere gratitude to Mr. Lu for his valuable contribution to the Company during his tenure of service.

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

Hong Kong, 26 September 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, Ms. Yang Man and Mr. Huang Xiaou; the non-executive Director is Mr. Gao Xi; and the independent non-executive Directors are Ms. Wang Lihong, Mr. Yao Ning and Mr. Zhao Zhonghua.