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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)

ANNOUNCEMENT MADE PURSUANT TO RULES 13.51B(2), 13.51(2)(h) AND 13.51(2)(n)(iii)

This announcement is made by Sunac Services Holdings Limited (the "**Company**", together with its subsidiaries, the "**Group**") pursuant to Rules 13.51B(2), 13.51(2)(h) and 13.51(2)(n)(iii) of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the "**Listing Rules**").

Mr. Wang Mengde ("**Mr. Wang**"), the chairman of the board of directors and a non-executive director of the Company, and Mr. Gao Xi ("**Mr. Gao**"), a non-executive director of the Company, have received formal written notices from the Shanghai Stock Exchange (the "**Shanghai Stock Exchange**") that since Sunac Real Estate Group Co., Ltd. (融創房地產集團有限公司) ("**Sunac Real Estate**"), a wholly-owned subsidiary of Sunac China Holdings Limited ("**Sunac China**"), failed to timely disclose information on its overdue debts in accordance with the relevant bond listing rules of the Shanghai Stock Exchange from 2022 to 2024, the Shanghai Stock Exchange imposed disciplinary sanctions (the "**Disciplinary Sanctions**") on Sunac Real Estate, Mr. Wang, being its chairman of the board of directors and general manager, and Mr. Gao being its person-in-charge of information disclosure matters. According to the Disciplinary Sanctions, the Shanghai Stock Exchange issued a criticism of Sunac Real Estate, Mr. Wang and Mr Gao, and would record it in the integrity file database and notify the China Securities Regulatory Commission.

The board of directors (the "**Board**") of the Company (except Mr. Wang and Mr. Gao) has reviewed the letter related to the Disciplinary Sanctions. The Board (except Mr. Wang and Mr. Gao) believes that the relevant non-compliance was caused by the objective factors of Sunac Real Estate and that Mr. Wang and Mr. Gao are persons with integrity and are diligent, and are still suitable to serve as the directors of the Company.

The Board considers that the Disciplinary Sanctions will not have any material adverse impact on the business and/or operations of the Group.

Mr. Wang and Mr. Gao have confirmed to the Company that, save as disclosed in this announcement, there is no information about Mr. Wang and Mr. Gao that is required to be disclosed pursuant to Rules 13.51(2)(h) to (v) of the Listing Rules, and there are no matters about Mr. Wang and Mr. Gao that need to be brought to the attention of the shareholders of the Company.

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

Hong Kong, 9 January 2026

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 Xiaoou; 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.