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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)

DISCLOSEABLE TRANSACTION
SUBSCRIPTIONS OF WEALTH MANAGEMENT PRODUCTS

SUBSCRIPTION OF WEALTH MANAGEMENT PRODUCTS

On 4 February 2026, Dongtai Rongjia, a wholly-owned subsidiary of the Company, subscribed for fixed-income Wealth Management Products issued by CSAM, in the subscription amount of RMB200 million. The subscription amount was paid with the Group's own funds.

LISTING RULES IMPLICATIONS

Pursuant to Rule 14.22 of the Listing Rules, as the transactions contemplated under Subscription 1 and Subscription 2 were made with the same counterparties and the nature of the Wealth Management Products is similar, the Subscriptions shall be calculated on an aggregated basis. As one or more applicable percentage ratios (as defined under the Listing Rules) of each of (i) Subscription 2 alone and (ii) the Subscriptions calculated on an aggregated basis exceed 5% but all applicable percentage ratios are less than 25%, each of (i) Subscription 2 and (ii) the Subscriptions constitutes a discloseable transaction of the Company under Chapter 14 of the Listing Rules and are subject to the reporting and announcement requirements under Chapter 14 of the Listing Rules.

SUBSCRIPTIONS OF WEALTH MANAGEMENT PRODUCTS

Principal terms of the Subscription 1

Investment date	:	13 January 2025
Parties	:	(i) Dongtai Rongjia; (ii) CSAM; and (iii) CITIC Tianjin Branch, as custodian
Name of product	:	CSAM Xinxin Xiangrong Exclusive No. 11 FOF Single Asset Management Plan (中信證券資管信信向榮尊享11號FOF單一資產管理計劃)
Type of product	:	Fixed-income
Investment scope	:	Bank deposits, interbank certificates of deposit, treasury bonds, central bank bills, financial bonds, etc.
Amount	:	As at the date of this announcement, Dongtai Rongjia holds approximately RMB196.7 million
Estimated investment term	:	Applications for withdrawal can be made on the open days set by the administrator (such days will be open for no more than three working days per week, subject to prior notice from the administrator)
The Company's expected annualized yield of the product	:	2.8%
Risk level (internal risk rating by CSAM)	:	Medium and low

Principal terms of the Subscription 2

Investment date	:	4 February 2026
Parties	:	(i) Dongtai Rongjia; (ii) CSAM; and (iii) CITIC Tianjin Branch, as custodian
Name of product	:	CSAM Xinxin Xiangrong Exclusive No. 11 FOF Single Asset Management Plan (中信證券資管信信向榮尊享11號FOF單一資產管理計劃)
Subscription amount	:	RMB200 million

For the type of product, investment scope, estimated investment term, the Company's expected annualized yield of the product and risk level of the Wealth Management Products, please refer to the relevant contents described in the section headed "Principal terms of the Subscription 1".

REASONS AND BENEFITS

The subscriptions of Wealth Management Products with high security by the Group using phased idle internal funds can improve the utilisation efficiency of funds and obtain certain investment income, which will not adversely affect the daily capital requirements of the Group. The Wealth Management Products purchased by the Group involve medium and low investment risks and can provide higher investment returns as compared with the deposit rates of commercial banks in the PRC.

The Directors confirmed that the Subscriptions and the subscription amounts were negotiated at arm's length and believe that the Subscriptions were entered into on normal commercial terms, and are fair and reasonable and in the interests of the Company and the Shareholders as a whole.

INFORMATION OF THE PARTIES

Dongtai Rongjia

Dongtai Rongjia is a company incorporated in the PRC with limited liability and a wholly-owned subsidiary of the Company. The Company was incorporated in the Cayman Islands with limited liability, and its shares were listed on the Main Board of the Stock Exchange. The Group (including Dongtai Rongjia) is principally engaged in the provision of property management and operational services, community living services and value-added services to non-property owners in the PRC.

CSAM

CSAM is a company incorporated in the PRC with limited liability and wholly-owned by CITIC Securities Company Limited., the ultimate beneficial owner of which is CITIC Limited, the shares of which are listed on the Stock Exchange (stock code: 00267). Its principal business scope includes securities business. To the best of the Directors' knowledge, information and belief, having made all reasonable enquiries, CSAM and its ultimate beneficial owner are third parties independent of the Company and its connected persons.

CITIC

CITIC is a licensed bank in the PRC and a joint stock company established in the PRC with limited liability, the shares of which are listed on the Stock Exchange (stock code: 00998) and the Shanghai Stock Exchange (stock code: 601998). CITIC is principally engaged in corporate banking, private banking and financial market operations. CITIC Tianjin Branch is a branch of CITIC. To the best of the Directors' knowledge, information and belief, having made all reasonable enquiries, CITIC and its ultimate beneficial owner are third parties independent of the Company and its connected persons.

LISTING RULES IMPLICATIONS

Pursuant to Rule 14.22 of the Listing Rules, as the transactions contemplated under Subscription 1 and Subscription 2 were made with the same counterparties, namely CSAM and CITIC Tianjin Branch, and the nature of the Wealth Management Products is similar, the Subscriptions shall be calculated on an aggregated basis. As one or more applicable percentage ratios (as defined under the Listing Rules) of each of (i) Subscription 2 alone and (ii) the Subscriptions calculated on an aggregated basis exceed 5% but all applicable percentage ratios are less than 25%, each of (i) Subscription 2 and (ii) the Subscriptions constitutes a discloseable transaction for the Company under Chapter 14 of the Listing Rules and are subject to the reporting and announcement requirements under Chapter 14 of the Listing Rules.

DEFINITIONS

In this announcement, unless the context otherwise requires, the following expressions shall have the following meanings:

"Board"	the board of Directors
"CITIC"	China CITIC Bank Corporation Limited (中信銀行股份有限公司)
"CITIC Tianjin Branch"	Tianjin Branch of CITIC
"Company"	Sunac Services Holdings Limited, an exempted company incorporated in the Cayman Islands with limited liability and the Shares are listed on the Main Board of the Stock Exchange
"connected person(s)"	has the meaning ascribed to it under the Listing Rules
"CSAM"	CITIC Securities Asset Management Co., Ltd. (中信證券資產管理有限公司), a limited liability company established in the PRC
"Director(s)"	the director(s) of the Company
"Dongtai Rongjia"	Dongtai Rongjia Enterprise Management Consulting Co., Ltd (東台融嘉企業管理諮詢有限公司), a wholly-owned subsidiary of the Company, and a limited liability company established in the PRC
"Group"	the Company and its subsidiaries
"HK$"	Hong Kong dollars, the lawful currency of Hong Kong
"Hong Kong"	the Hong Kong Special Administrative Region of the PRC
"Listing Rules"	the Rules Governing the Listing of Securities on the Stock Exchange
"PRC"	the People's Republic of China
"RMB"	Renminbi, the lawful currency of the PRC

"Share(s)"	ordinary share(s) of HK$0.01 each in the share capital of the Company
"Shareholder(s)"	holder(s) of Shares
"Stock Exchange"	The Stock Exchange of Hong Kong Limited
"Subscriptions"	Subscription 1 and Subscription 2
"Subscription 1"	subscription of for Wealth Management Products in Dongtai Rongjia on 13 January 2025
"Subscription 2"	subscription of Wealth Management Products in Dongtai Rongjia on 4 February 2026
"subsidiaries"	has the meaning ascribed to it under the Listing Rules
"Wealth Management Product(s)"	the wealth management products issued by CSAM and subscribed by Dongtai Rongjia, details of which are set out in this announcement
"%"	per cent

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

Hong Kong, 4 February 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.