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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, were formally notified in writing by the Tianjin Securities Regulatory Bureau of the China Securities Regulatory Commission (the "**Tianjin Securities Regulatory Bureau**") and the Shenzhen Stock Exchange (the "**SZSE**") 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 publish information on overdue debt and asset seizures in accordance with the Administrative Measures for the Issuance and Transactions of Corporate Bonds, the Administrative Measures for Information Disclosure of Enterprise Credit Bonds and the SZSE's corporate bond listing rules from the end of 2021 to mid-2025, the Tianjin Securities Regulatory Bureau imposed a regulatory measure (the "**Administrative Regulatory Measure**") by issuing a warning letter to Sunac Real Estate, Mr. Wang, being the chairman of the board of directors and general manager of Sunac Real Estate, and Mr. Gao, being the person in-charge of information disclosure matters of Sunac Real Estate, and the SZSE imposed disciplinary sanctions (the "**Disciplinary Sanctions**") on Sunac Real Estate, Mr. Wang and Mr. Gao. In the Disciplinary Sanctions, the SZSE issued a criticism against Sunac Real Estate, Mr. Wang and Mr. Gao.

The board of directors ("**Board**") of the Company (except Mr. Wang and Mr. Gao) has reviewed the letter related to the Administrative Regulatory Measure and the Disciplinary Sanctions, and believes that the relevant non-compliance was caused by objective factors, including the scale of Sunac Real Estate's operations, its debt position, and the allocation of the Sunac China Group's resources and the practical feasibility of complying with the relevant disclosure requirements under special times of operational difficulties.

The Board (except Mr. Wang and Mr. Gao) is of the view that the Administrative Regulatory Measure and the Disciplinary Sanctions imposed on Mr. Wang and Mr. Gao were not due to any dishonest or fraudulent conduct on their part, but rather resulted from the objective factors described above. Mr. Wang and Mr. Gao have acted with integrity and diligence. Their background, expertise, skills, and experience will continue to enhance the Board's decision-making capabilities and benefit the Group's business development and management. Based on the foregoing, the Board (except Mr. Wang and Mr. Gao) considers that Mr. Wang and Mr. Gao remain suitable to serve as directors of the Company.

The Board considers that the Administrative Regulatory Measure and 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, 10 April 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.