THIS CIRCULAR IS IMPORTANT AND REQUIRES YOUR IMMEDIATE ATTENTION

If you are in any doubt as to any aspect of this circular or as to the action to be taken, you should consult a stockbroker, bank manager, solicitor, professional accountant or other professional adviser.

If you have sold or transferred all your shares in Sunac Services Holdings Limited, you should at once hand this circular, together with the enclosed form of proxy, to the purchaser or transferee or to the bank, stockbroker or other agent through whom the sale or transfer was effected for transmission to the purchaser or transferee.

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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)

PROPOSALS FOR
(1) GRANT OF GENERAL MANDATES TO ISSUE SHARES AND TO BUY BACK SHARES;
(2) RE-ELECTION OF RETIRING DIRECTORS AND PROPOSED APPOINTMENT OF NEW DIRECTOR;
(3) DECLARATION AND PAYMENT OF A FINAL DIVIDEND;
AND
NOTICE OF ANNUAL GENERAL MEETING

A notice convening the annual general meeting of Sunac Services Holdings Limited to be held on Friday, 22 May 2026 at 10:00 a.m. at 23F, Block O1A, Sunac Center, No. 278 Hongqi Road, Nankai District, Tianjin, the PRC is set out on pages AGM-1 to AGM-5 of this circular. A form of proxy for use at the annual general meeting is also enclosed. Such form of proxy is also published on the respective websites of The Stock Exchange of Hong Kong Limited (www.hkexnews.hk) and the Company (www.sunacservice.com). Whether or not you are able to attend the meeting, you are requested to complete the form of proxy in accordance with the instructions printed thereon and return it to the Company's branch share registrar in Hong Kong, Computershare Hong Kong Investor Services Limited, at 17M Floor, Hopewell Centre, 183 Queen's Road East, Wanchai, Hong Kong as soon as possible but in any event not less than 48 hours before the time appointed for the holding of the meeting or any adjournment thereof. Completion and return of the form of proxy will not preclude shareholders from attending and voting at the meeting (or any adjournment thereof) if they so wish and in such event, the form of proxy shall be deemed to be revoked.

29 April 2026

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Notice of Annual General Meeting AGM-1

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

"AGM" or "Annual General Meeting"	the annual general meeting of the Company to be held at 23F, Block O1A, Sunac Center, No. 278 Hongqi Road, Nankai District, Tianjin, the PRC on Friday, 22 May 2026 at 10:00 a.m. or any adjournment thereof, the notice of which is set out on pages AGM-1 to AGM-5 of this circular
"AGM Notice"	the notice convening the AGM as set out on pages AGM-1 to AGM-5 of this circular
"Articles of Association"	the third amended and restated articles of association of the Company as amended from time to time
"Board"	the board of Directors of the Company
"CCASS"	the Central Clearing and Settlement System established and operated by HKSCC
"China" or "PRC"	the People's Republic of China
"close associate(s)"	has the meaning ascribed to it under the Listing Rules
"Companies Act"	the Companies Act, Cap. 22 (Act 3 of 1961, as consolidated and revised) of the Cayman Islands
"Company"	Sunac Services Holdings Limited (融創服務控股有限公司), an exempted company incorporated under the laws of the Cayman Islands with limited liability, with its Shares listed on the Main Board of the Stock Exchange (stock code: 01516)
"connected person(s)"	has the meaning ascribed to it under the Listing Rules
"core connected person(s)"	has the meaning ascribed to it under the Listing Rules
"Director(s)"	the director(s) of the Company
"ESG Committee"	the environmental, social and governance committee of the Company
"Existing Share Award Scheme"	the Share Award Scheme adopted by Sunac Shine (PTC) Limited on 11 June 2021

"Extension Mandate"	a general extension mandate proposed to be granted to the Directors to the effect that the total number of Shares which may be allotted, issued and/or dealt with under the Issue Mandate may be increased by an additional number representing such number of Shares actually bought back under the Share Buy-back Mandate
"Group"	the Company and its subsidiaries
"HK$"	Hong Kong dollar, the lawful currency of Hong Kong
"HKSCC"	Hong Kong Securities Clearing Company Limited
"Hong Kong"	the Hong Kong Special Administrative Region of the People's Republic of China
"Issue Mandate"	a general mandate proposed to be granted to the Directors at the Annual General Meeting to allot, issue and/or deal with Shares (including any sale or transfer of treasury shares out of treasury) not exceeding 20% of the number of the issued Shares (excluding any treasury shares) as at the date of passing of the relevant resolution granting such mandate
"Latest Practicable Date"	23 April 2026, being the latest practicable date prior to the printing of this circular for the purpose of ascertaining certain information contained in this circular
"Listing Rules"	the Rules Governing the Listing of Securities on the Stock Exchange, as amended from time to time
"Nomination Committee"	the nomination committee of the Company
"Remuneration Committee"	the remuneration committee of the Company
"RMB"	Renminbi, the lawful currency of the PRC
"SFO"	Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong), as amended from time to time

"Share(s)"	ordinary share(s) of HK$0.01 each in the share capital of the Company, or, if there has been a sub-division, consolidation, re-classification or reconstruction of the share capital of the Company, shares forming part of the ordinary equity share capital of the Company of such other nominal amount as shall result from any such sub-division, consolidation, re-classification or re-construction
"Share Buy-back Mandate"	a general mandate proposed to be granted to the Directors at the Annual General Meeting to buy back Shares not exceeding 10% of the number of the issued Shares (excluding any treasury shares) as at the date of passing of the relevant resolution granting such mandate
"Shareholder(s)"	the holder(s) of the Share(s)
"Stock Exchange"	The Stock Exchange of Hong Kong Limited
"Sunac China"	Sunac China Holdings Limited (融創中國控股有限公司), the shares of which are listed on the Main Board of the Stock Exchange (stock code: 01918) and a controlling shareholder of the Company
"Sunac Group"	Sunac China and its subsidiaries
"Takeovers Code"	the Codes on Takeovers and Mergers and Share Buy-backs issued by the Securities and Futures Commission of Hong Kong, as amended from time to time
"treasury share(s)"	has the meaning ascribed to it under the Listing Rules
"%"	per cent

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)

Chairman of the Board and Non-executive Director:
Mr. Wang Mengde

Executive Directors:
Ms. Cao Hongling *(Chief Executive Officer)*
Ms. Yang Man
Mr. Huang Xiaoou

Non-executive Director:
Mr. Gao Xi

Independent non-executive Directors:
Ms. Wang Lihong
Mr. Yao Ning
Mr. Zhao Zhonghua

Registered Office:
Intertrust Corporate Services (Cayman) Limited
One Nexus Way
Camana Bay
Grand Cayman, KY1-9005
Cayman Islands

Principal Place of Business in Hong Kong:
31/F, Tower Two, Times Square
1 Matheson Street
Causeway Bay
Hong Kong

Headquarters and Principal Place of Business in the PRC:
25th Floor, Block O1A
Sunac Center, No. 278 Hongqi Road
Nankai District
Tianjin
PRC

29 April 2026

To the Shareholders

Dear Sir or Madam,

PROPOSALS FOR
(1) GRANT OF GENERAL MANDATES TO ISSUE SHARES AND TO BUY BACK SHARES;
(2) RE-ELECTION OF RETIRING DIRECTORS AND PROPOSED APPOINTMENT OF NEW DIRECTOR;
(3) DECLARATION AND PAYMENT OF A FINAL DIVIDEND;
AND
NOTICE OF ANNUAL GENERAL MEETING

1. INTRODUCTION

The purpose of this circular is to give you the notice of Annual General Meeting and information on the proposals to be put forward at the Annual General Meeting for, among

others: (i) the grant to the Directors of the Issue Mandate to issue Shares, the Share Buy-back Mandate to buy back Shares and the Extension Mandate; (ii) the re-election of the retiring Directors and the proposed appointment of new Director; and (iii) the declaration and payment of a final dividend.

2. GENERAL MANDATES TO ISSUE AND BUY BACK SHARES

At the Annual General Meeting, an ordinary resolution will be proposed to grant the Issue Mandate to the Directors to exercise the powers of the Company to allot, issue and deal with new Shares (including any sale or transfer of treasury shares out of treasury) up to 20% of the number of the issued Shares (excluding any treasury shares) as at the date of passing of the resolution in relation to the Issue Mandate. As at the Latest Practicable Date, the number of issued Shares (excluding any treasury shares) was 3,049,044,000 Shares. Subject to the passing of the above ordinary resolution and on the basis that no further Shares will be issued or bought back after the Latest Practicable Date and up to the date of the Annual General Meeting, the Company will be allowed to allot, issue and deal (including any sale or transfer of treasury shares out of treasury) with a maximum of 609,808,800 Shares under the Issue Mandate.

Subject to a separate approval of the ordinary resolution on the Extension Mandate, the number of Shares bought back by the Company under the Share Buy-back Mandate (if approved by an ordinary resolution at the Annual General Meeting) will also be added to extend the Issue Mandate provided that such additional amount shall not exceed 10% of the number of the issued Shares (excluding any treasury shares) as at the date of passing of the resolution in relation to the Share Buy-back Mandate.

In addition, at the Annual General Meeting, an ordinary resolution will be proposed to approve the granting of the Share Buy-back Mandate to the Directors to exercise the powers of the Company to buy back Shares representing up to 10% of the number of the issued Shares (excluding any treasury shares) as at the date of passing of the resolution in relation to the Share Buy-back Mandate.

Subject to the approval of the above proposals by the Shareholders at the Annual General Meeting, the Issue Mandate, the Share Buy-back Mandate and the Extension Mandate would expire at the earliest of: (a) the conclusion of the next annual general meeting of the Company; or (b) the date upon which such authority is revoked or varied by ordinary resolution(s) of the Shareholders in a general meeting prior to the next annual general meeting of the Company.

2.1 Explanatory Statement of the Share Buy-back Mandate

An explanatory statement of the Share Buy-back Mandate required by the Listing Rules to be sent to the Shareholders in connection with the proposed Share Buy-back Mandate is set out in Appendix I to this circular. The explanatory statement contains all information reasonably necessary to enable the Shareholders to make an informed decision on whether to vote for or against the relevant resolution for approving the Share Buy-Back Mandate at the Annual General Meeting.

3. RE-ELECTION OF RETIRING DIRECTORS AND PROPOSED APPOINTMENT OF NEW DIRECTOR

Mr. Huang Xiaoou has been appointed as an executive Director of the Company since 26 September 2025. In accordance with Article 83(3) of the Articles of Association, Mr. Huang Xiaoou shall serve as a Director until the first annual general meeting of the Company after his appointment and is eligible for re-election at such meeting. Accordingly, Mr. Huang Xiaoou will retire from office at the Annual General Meeting and he is qualified and willing to be re-elected as a Director at the Annual General Meeting.

In accordance with Articles 84(1) and 84(2) of the Articles of Association, at each annual general meeting of the Company, one-third of the Directors for the time being (or, if the number of the Directors is not a multiple of three (3), the number nearest to but not less than one-third) shall retire from office by rotation provided that every Director shall be subject to retirement at an annual general meeting of the Company at least once every three years. Accordingly, Ms. Cao Hongling and Mr. Gao Xi will retire at the Annual General Meeting and being eligible, have offered themselves for re-election as Directors at the Annual General Meeting. Mr. Wang Mengde ("**Mr. Wang**") will retire by rotation and will not offer himself for re-election.

After considering the recommendation made by the Nomination Committee following its review of his qualifications, skills and experience, the Board proposes to appoint Mr. Huang Shuping as a non-executive Director and the chairman, with effect from the conclusion of the Annual General Meeting. The proposed appointment of Mr. Huang Shuping is subject to the approval of the Shareholders by way of an ordinary resolution at the Annual General Meeting and will, if approved, take effect from the conclusion of the Annual General Meeting.

Details of the above named Directors who are proposed to be re-elected and appointed at the Annual General Meeting are set out in Appendix II to this circular in accordance with the relevant requirements of the Listing Rules.

4. DECLARATION AND PAYMENT OF FINAL DIVIDEND

The Board has resolved to recommend the declaration and payment of a final dividend of RMB0.01 per Share for the year ended 31 December 2025 subject to approval by Shareholders at the Annual General Meeting. The final dividend, if approved by the Shareholders at the Annual General Meeting, will be paid on or about 9 June 2026 to Shareholders whose names appear on the register of members of the Company on 2 June 2026.

5. PROPOSED RE-APPOINTMENT OF AUDITOR

PricewaterhouseCoopers will retire as the independent auditor of the Company at the Annual General Meeting and, being eligible, offer itself for re-appointment.

Upon the recommendation of the Audit Committee and in accordance with Rule 13.88 of the Listing Rules, the Board proposed to pass an ordinary resolution to re-appoint PricewaterhouseCoopers as the independent auditor of the Company and to hold office from the conclusion of the Annual General Meeting until the next annual general meeting of the

Company and to authorize the Board to fix its remuneration for the year ending 31 December 2026. The estimated audit fee in relation to annual audit agreed with the auditor would not exceed approximately RMB3.2 million, which is determined by the Board and the Audit Committee of the Company with reference to the market rates, scope of work and audit timetable. As PricewaterhouseCoopers has been the auditor of the Company since its listing in 2020 and is relatively familiar with the Group's financials and affairs, the Board considers that the estimated audit fee agreed with the auditor is a fair and reasonable estimation after due consideration, taking into account of the facts and circumstances known as at the Latest Practicable Date and the audit and other related work in respect of the Group for the year ending 31 December 2026 could be performed more efficiently by PricewaterhouseCoopers, which is in the best interests of the Company and the Shareholders as a whole.

6. NOTICE OF ANNUAL GENERAL MEETING

Set out on pages AGM-1 to AGM-5 of this circular is the notice of the Annual General Meeting at which ordinary resolutions will be proposed to the Shareholders to, among other matters, consider and approve the grant to the Directors of the Issue Mandate to issue Shares, the Share Buy-back Mandate to buy back Shares and the Extension Mandate, the re-election of the retiring Directors and the proposed appointment of new Director, and the declaration and payment of a final dividend.

7. CLOSURE OF REGISTER OF MEMBERS

For the purpose of determining the eligibility of the Shareholders to attend and vote at the Annual General Meeting, the record date will be Friday, 22 May 2026 and the register of members of the Company will be closed from Tuesday, 19 May 2026 to Friday, 22 May 2026 (both days inclusive), during which period no transfer of Shares will be registered. In order to qualify for attending and voting at the Annual General Meeting, all transfer of Shares accompanied by the relevant share certificates must be lodged with the Company's branch share registrar in Hong Kong, Computershare Hong Kong Investor Services Limited, at Shops 1712-1716, 17th Floor, Hopewell Centre, 183 Queen's Road East, Wanchai, Hong Kong, no later than 4:30 p.m. on Monday, 18 May 2026. Shareholders whose names appear on the register of members of the Company on Friday, 22 May 2026 will be entitled to attend and vote at the Annual General Meeting.

Upon obtaining approval of the Shareholders at the Annual General Meeting, for the purpose of determining the Shareholders' entitlement to the final dividend for the year ended 31 December 2025, the record date will be Tuesday, 2 June 2026 and the register of members of the Company will be closed from Friday, 29 May 2026 to Tuesday, 2 June 2026 (both days inclusive), during which period no transfer of Shares will be registered. For the purpose of determining the entitlement to the final dividend for the year ended 31 December 2025, all transfer documents accompanied by the relevant share certificates must be lodged with the Company's branch share registrar in Hong Kong, Computershare Hong Kong Investor Services Limited at Shops 1712-1716, 17th Floor, Hopewell Centre, 183 Queen's Road East, Wanchai, Hong Kong no later than 4:30 p.m. on Thursday, 28 May 2026. Shareholders whose names appear on the register of members of the Company on Tuesday, 2 June 2026 will be entitled to receive the final dividend for the year ended 31 December 2025.

8. FORM OF PROXY

A form of proxy is enclosed for use at the Annual General Meeting. Such form of proxy is also published on the respective websites of the Stock Exchange (www.hkexnews.hk) and the Company (www.sunacservice.com). Whether or not you intend to be present at the Annual General Meeting, you are requested to complete the form of proxy in accordance with the instructions printed thereon and return it to the Company's branch share registrar in Hong Kong, Computershare Hong Kong Investor Services Limited, at 17M Floor, Hopewell Centre, 183 Queen's Road East, Wanchai, Hong Kong not less than 48 hours before the time fixed for the holding of the Annual General Meeting or any adjournment thereof. Completion and delivery of the form of proxy will not preclude Shareholders from attending and voting at the Annual General Meeting (or any adjournment thereof) if they so wish, and in such event, the form of proxy shall be deemed to be revoked.

9. VOTING BY POLL

Pursuant to Article 66 of the Articles of Association and Rule 13.39(4) of the Listing Rules, at any general meeting a resolution put to the vote of the meeting shall be taken by way of a poll. The chairman of the Annual General Meeting will explain the procedures for conducting a poll at the Annual General Meeting.

On a poll, every Shareholder present in person or by proxy or, in the case of a Shareholder being a corporation, by its duly authorised representative shall have one vote for every fully paid Share of which he/she/it is the holder but so that no amount paid up or credited as paid up on a Share in advance of calls or instalments is treated for the foregoing purposes as paid up on a Share. A Shareholder entitled to more than one vote needs not use all his/her/its votes or cast all the votes he/she/it uses in the same way.

After the conclusion of the Annual General Meeting, the poll results will be published by the Company on the respective websites of the Stock Exchange (www.hkexnews.hk) and the Company (www.sunacservice.com) by way of an announcement.

10. RESPONSIBILITY STATEMENT

This circular, for which the Directors collectively and individually accept full responsibility, includes particulars given in compliance with the Listing Rules for the purpose of giving information with regard to the Company. The Directors, having made all reasonable enquiries, confirm that to the best of their knowledge and belief the information contained in this circular is accurate and complete in all material respects and not misleading or deceptive, and there are no other matters the omission of which would make any statement herein misleading.

11. RECOMMENDATION

The Directors consider that the proposed resolutions at the Annual General Meeting for, among other matters, the granting to the Directors of the Issue Mandate to issue Shares, the Share Buy-back Mandate to buy back Shares and the Extension Mandate, the re-election of the retiring Directors and the proposed appointment of new Director, and the declaration and payment of a final dividend, are in the interests of the Group and the Shareholders as a whole. The Directors recommend the Shareholders to vote in favour of all the resolutions to be proposed at the Annual General Meeting.

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

The following is an explanatory statement required to be sent to the Shareholders under the Listing Rules in connection with the proposed Share Buy-back Mandate.

NUMBER OF ISSUED SHARES

As at the Latest Practicable Date, there were 3,049,044,000 Shares in issue (excluding any treasury shares). Subject to the passing of the resolution granting the Share Buy-back Mandate and on the basis that no further Shares will be issued or bought back from the Latest Practicable Date and up to the date of the Annual General Meeting, the Company will be allowed to buy back a maximum of 304,904,400 Shares, which represent 10% of the number of issued Shares (excluding any treasury shares) as at the date of passing of the resolution in relation to the Share Buy-back Mandate, during the period ending on the earliest of (i) the conclusion of the next annual general meeting of the Company; or (ii) the date upon which such authority is revoked or varied by an ordinary resolution of the Shareholders in a general meeting prior to the next annual general meeting of the Company.

REASONS AND FUNDING OF BUY BACK

The Directors believe that it is in the best interests of the Company and the Shareholders as a whole for the Directors to have a general authority from the Shareholders to enable the Company to buy back Shares in the market. Such buy-backs may, depending on market conditions and funding arrangements at the time, lead to an enhancement of the Company's net asset value per Share and/or earnings per Share and will only be made when the Directors believe that such a buy-back will benefit the Company and the Shareholders as a whole.

In buying back Shares, the Company may only apply funds legally available for such purpose in accordance with the Articles of Association, the Listing Rules and the applicable laws of the Cayman Islands. The Company may not buy back the Shares on the Stock Exchange for consideration other than cash or for settlement otherwise than in accordance with the trading rules of the Stock Exchange. Subject to the foregoing, any buy-back of Shares may be made out of the profits of the Company, the share premium amount of the Company or the proceeds of a fresh issue of Shares made for the purpose of the buy-back or, subject to the Companies Act, out of capital and, in the case of any premium payable on the purchase over the par value of the Shares to be bought back, must be provided for, out of either or both of the profits of the Company or from sums standing to the credit of the share premium account of the Company or, subject to the Companies Act, out of capital.

The Directors consider that if the Share Buy-back Mandate were to be exercised in full during the proposed buy-back period, it might have a material adverse effect on the working capital and/or gearing position of the Company (as compared with the position disclosed in the audited consolidated financial statements of the Company dated 31 December 2025). However, the Directors do not propose to exercise the Share Buy-back Mandate to such an extent as would, in the circumstances, have a material adverse effect on the working capital requirements or the gearing levels of the Group.

GENERAL MATTERS

None of the Directors, to the best of their knowledge, having made all reasonable enquiries, nor their close associates (as defined in the Listing Rules) have a present intention to sell any Shares to the Company, if the Share Buy-back Mandate is approved by the Shareholders.

The Directors will exercise the power of the Company to make buy-backs pursuant to the proposed Share Buy-back Mandate in accordance with the Listing Rules and the applicable laws of the Cayman Islands. Neither this explanatory statement of the Share Buy-back Mandate nor the proposed share repurchase has with any unusual features.

No core connected person (as defined in the Listing Rules) of the Company has notified the Company that he/she/it has a present intention to sell any Shares to the Company, or has undertaken not to do so, if the proposed Share Buy-back Mandate is approved by the Shareholders.

The Company may cancel such repurchased Shares or hold them as treasury shares, subject to market conditions and the Group's capital management needs at the relevant time of the repurchases.

For the avoidance of doubt, pursuant to the applicable laws of the Cayman Islands, treasury shares must be held in the name of the Company. For any treasury shares deposited with CCASS pending resale on the Stock Exchange, the Company shall (i) procure its broker not to give any instructions to HKSCC to vote at general meetings of the Company for the treasury shares deposited with CCASS; and (ii) in the case of dividends or distributions, withdraw the treasury shares from CCASS, and either re-register them in its own name as treasury shares or cancel them, in each case before the record date for the dividends or distributions, or take any other measures to ensure that it will not exercise any shareholders' rights or receive any entitlements which would otherwise be suspended under the applicable laws if those Shares were registered in its own name as treasury shares.

TAKEOVERS CODE

If as a result of a buy-back of Shares pursuant to the Share Buy-back Mandate, a Shareholder's proportionate interest in the voting rights of the Company increases, such increase will be treated as an acquisition for the purposes of Rule 32 of the Takeovers Code. Accordingly, a Shareholder, or a group of Shareholders acting in concert (within the meaning of the Takeovers Code), depending on the level of increase of the Shareholder's interest, could obtain or consolidate control of the Company and may become obliged to make a mandatory offer in accordance with Rule 26 of the Takeovers Code as a result of any such increase.

As at the Latest Practicable Date, to the best knowledge, information and belief of the Directors, Sunac China was deemed to be interested in 1,499,489,077 Shares in aggregate, representing approximately 49.18% of the existing number of issued Shares. In the event that the Directors exercise in full the power to buy back Shares under the Share Buy-back Mandate and assuming there will be no other change in the issued share capital of the Company, Sunac China's shareholding interests in the Company would be increased to approximately 54.64% of the number of issued Shares. To the best knowledge and belief of the Directors, such increase in shareholding interests will exceed the 2% creeper as specified in Rule 26.1 of the Takeovers Code, and in which event, Sunac China may be obliged to make a mandatory general offer under Rule 26 of the Takeovers Code.

The Directors have no present intention to exercise the Share Buy-back Mandate to such an extent that would give rise to the obligations under Rule 26 of the Takeovers Code to make a mandatory offer, or otherwise would result in the number of Shares held by the public falling below the prescribed minimum percentage of public float (i.e. 25%) under the Listing Rules.

SHARE BUY-BACK MADE BY THE COMPANY

During the previous six months preceding the Latest Practicable Date, the Company made the following buy-back of Shares on the Stock Exchange:

Date of Share buy-back	No. of Shares bought-back	Highest price paid per Share	Lowest price paid per Share	Total Consideration
		HK$	*HK$*	*HK$*
30 December 2025	1,000,000	1.39	1.39	1,390,000
31 December 2025	1,000,000	1.40	1.39	1,393,550
2 January 2026	300,000	1.40	1.40	420,000
5 January 2026	1,000,000	1.41	1.41	1,410,000
6 January 2026	1,000,000	1.43	1.42	1,427,000
7 January 2026	1,000,000	1.42	1.41	1,413,650
8 January 2026	200,000	1.42	1.39	283,400
12 January 2026	500,000	1.38	1.38	690,000
13 January 2026	200,000	1.38	1.38	276,000
14 January 2026	200,000	1.40	1.40	280,000
16 January 2026	200,000	1.40	1.40	280,000
19 January 2026	400,000	1.38	1.38	552,000
20 January 2026	200,000	1.39	1.39	278,000
21 January 2026	200,000	1.39	1.39	278,000
22 January 2026	200,000	1.40	1.40	280,000
23 January 2026	200,000	1.40	1.40	280,000
26 March 2026	5,000,000	0.91	0.88	4,452,680
27 March 2026	2,000,000	0.97	0.92	1,920,490
30 March 2026	2,000,000	0.90	0.86	1,763,480
31 March 2026	1,000,000	0.84	0.83	835,780
1 April 2026	2,000,000	0.85	0.85	1,700,000
2 April 2026	1,000,000	0.88	0.87	879,510
9 April 2026	430,000	0.91	0.91	391,300
13 April 2026	300,000	0.94	0.93	281,430
14 April 2026	300,000	0.94	0.93	281,640
15 April 2026	200,000	0.94	0.94	188,000
16 April 2026	500,000	0.95	0.95	475,000
17 April 2026	300,000	0.96	0.95	285,720
20 April 2026	300,000	0.94	0.94	282,000
21 April 2026	300,000	0.94	0.93	281,810
22 April 2026	800,000	0.94	0.92	743,310
23 April 2026	100,000	0.93	0.93	93,000
Total	24,330,000			25,786,750

SHARE PRICES

The highest and lowest prices at which the Shares were traded on the Stock Exchange during the 12 calendar months preceding the Latest Practicable Date were as follows:

Month	Highest prices *HK$*	Lowest prices *HK$*
2025		
April	1.90	1.51
May	1.89	1.62
June	1.78	1.59
July	1.95	1.74
August	2.22	1.66
September	1.79	1.56
October	1.62	1.52
November	1.73	1.51
December	1.55	1.38
2026		
January	1.50	1.34
February	1.44	1.28
March	1.38	0.82
April (up to and including the Latest Practicable Date)	0.96	0.83

The following are the particulars of the Directors (as required by the Listing Rules) proposed to be re-elected and appointed at the Annual General Meeting.

Ms. Cao Hongling ("Ms. Cao")

Ms. Cao Hongling, aged 51, is an executive Director, the chief executive officer of the Company, the chairperson of the ESG Committee and a member of the Remuneration Committee. Ms. Cao has been a Director of the Company since January 2019, and was re-designated as an executive Director and appointed as the chief executive officer in August 2020. Ms. Cao is mainly responsible for the daily operations, formulation of the overall strategy, business planning and operational decisions of the Group. Ms. Cao joined Sunac Group in February 2007 and served as the chief financial officer of Sunac Group from 2015 to 2019. After joining Sunac Group, Ms. Cao successively served as the general manager of the financial management centre, the general manager of the costing, tendering and procurement centre and the general manager of the financing management centre of Sunac Group, and also successively supervised the affairs of the information management department and internal audit department of Sunac Group. Ms. Cao obtained a bachelor's degree in accounting from Tianjin University of Finance and Economics (天津財經大學) in the PRC in July 1998. Ms. Cao is an associate of The Chinese Institute of Certified Public Accountants (中國註冊會計師協會).

Ms. Cao has entered into a service agreement with the Company for a term of three years subject to retirement by rotation pursuant to the requirements of the Articles of Association and the Listing Rules. Ms. Cao is entitled to receive salary, bonus, allowance and benefits-in-kind, at the discretion of the Board, and social welfare benefits provided under relevant PRC laws and regulations. During the year ended 31 December 2025, Ms. Cao received a salary and discretionary bonus of approximately RMB3,254,000 in total from the Group. As at the Latest Practicable Date, Ms. Cao held 3,055,563 Shares and 8,200,000 unvested share awards under the Existing Share Award Scheme. In addition, as at the Latest Practicable Date, Ms. Cao held 2,693,500 shares and 625,000 unvested share awards of Sunac China, an associated corporation of the Company (within the meaning of Part XV of the SFO).

Save as disclosed above, as at the Latest Practicable Date, Ms. Cao (i) did not hold any directorship in any other public companies listed in Hong Kong or overseas in the last three years or other major appointments or professional qualifications; (ii) did not hold any other positions in the Company or other members of the Group; (iii) did not have any relationship with any Directors, senior management, substantial Shareholders or controlling Shareholders (as defined in the Listing Rules) of the Company; and (iv) did not have any interests in the securities of the Company and its associated corporations (within the meaning of Part XV of the SFO).

Mr. Huang Xiaoou

Mr. Huang Xiaoou, aged 43, is an executive Director, the vice president of the Group and the general manager of the commercial company. Mr. Huang Xiaoou joined the Group in 2023, and was appointed as the vice president of the Group and the general manager of the commercial company, and was appointed as an executive Director in September 2025. Mr. Huang Xiaoou joined Sunac Group in 2013, and served as the general manager of HR & Administrative Centre, the general manager of digital technology department and the vice president of Sunac Cultural Group. He has experience in various areas including film and television production and distribution, the commercialization of cultural and entertainment IPs and the creation of entertainment real scenes. Before joining the Sunac Group, Mr. Huang Xiaoou worked in Vanke Group. Mr. Huang Xiaoou graduated from Tianjin University of Finance and Economics (天津財經大學) in the PRC with a bachelor's degree in human resource management in 2005 and subsequently obtained a master's degree from Renmin University of China (中國人民大學).

Mr. Huang Xiaoou has entered into a service agreement with the Company for a term of three years subject to retirement by rotation pursuant to the requirements of the Articles of Association and the Listing Rules. Mr. Huang Xiaoou is entitled to receive salary, bonus, allowance and benefits-in-kind, at the discretion of the Board, and social welfare benefits provided under relevant PRC laws and regulations. During the year ended 31 December 2025, Mr. Huang Xiaoou received a salary and discretionary bonus of approximately RMB1,800,000 in total from the Group. As at the Latest Practicable Date, Mr. Huang Xiaoou held 500,000 unvested share awards under the Existing Share Award Scheme. In addition, as at the Latest Practicable Date, Mr. Huang Xiaoou held 141,500 unvested share awards of Sunac China, an associated corporation of the Company (within the meaning of Part XV of the SFO).

Save as disclosed above, as at the Latest Practicable Date, Mr. Huang Xiaoou (i) did not hold any directorship in any other public companies listed in Hong Kong or overseas in the last three years or other major appointments or professional qualifications; (ii) did not hold any other positions in the Company or other members of the Group; (iii) did not have any relationship with any Directors, senior management, substantial Shareholders or controlling Shareholders (as defined in the Listing Rules) of the Company; and (iv) did not have other interests in the securities of the Company and its associated corporations (within the meaning of Part XV of the SFO).

Mr. Gao Xi ("Mr. Gao")

Mr. Gao Xi, aged 45, is a non-executive Director, and is responsible for providing guidance and formulating development strategies for the overall development of the Group. Mr. Gao was appointed as a non-executive Director of the Company in August 2020. Mr. Gao joined Sunac Group in December 2007, and has held different positions in the capital operations centre, financial management department and financing management department of Sunac Group since then. Mr. Gao currently serves as the chief financial officer and company secretary of Sunac China and the vice president and general manager of the capital

and financing center of Sunac Group. Currently, he is mainly responsible for such matters related to financing, investment development, listing compliance, equity management, investor relations and corporate governance of Sunac Group. Mr. Gao graduated from Shanxi University of Finance and Economics (山西財經大學) in the PRC in July 2008 with a master's degree in quantitative economics.

Mr. Gao has entered into an appointment letter with the Company for a term of three years subject to retirement by rotation pursuant to the requirements of the Articles of Association and the Listing Rules. Pursuant to the appointment letter, Mr. Gao will not receive any director's fee from the Group, and his director's fee may be adjusted based on the recommendation of the Company's Remuneration Committee. As at the Latest Practicable Date, Mr. Gao held 855,500 Shares and 62,500 unvested share awards under the Existing Share Award Scheme. In addition, as at the Latest Practicable Date, Mr. Gao held 228,000 shares and 712,000 unvested share awards of Sunac China, an associated corporation of the Company (within the meaning of Part XV of the SFO).

Save as disclosed above, as at the Latest Practicable Date, Mr. Gao (i) did not hold any directorship in any other public companies listed in Hong Kong or overseas in the last three years or other major appointments or professional qualifications; (ii) did not hold any other positions in the Company or other members of the Group; (iii) did not have any relationship with any Directors, senior management, substantial Shareholders or controlling Shareholders (as defined in the Listing Rules) of the Company; and (iv) did not have other interests in the securities of the Company and its associated corporations (within the meaning of Part XV of the SFO).

Mr. Huang Shuping

Mr. Huang Shuping, aged 45, is an executive director of Sunac China, the executive president of Sunac Group and the president of the South China regional branch, being mainly responsible for the overall operation and management of South China region and taking charge of the cultural and tourism business segment. Mr. Huang Shuping joined Sunac Group in 2007 and acted successively as a supervisor and the general manager of the capital operations centre, the deputy general manager of the finance management department and the assistant to chief executive officer. Mr. Huang Shuping served as the vice president of Sunac Group from 2011 to 2015, the chief financial officer and company secretary of Sunac Group from 2012 to 2015, and the executive president of Sunac Group since 2015. Prior to joining Sunac Group, Mr. Huang Shuping was an assistant to the president of Sunco China with responsibilities in capital management from 2005 to 2007. Mr. Huang Shuping graduated from Xiamen University with a bachelor's degree in economics in 2003 and received a master's degree from the University of Liverpool in finance in 2004.

Subject to the approval of the Shareholders at the Annual General Meeting, Mr. Huang Shuping will enter into an appointment letter with the Company for a term of three years subject to retirement by rotation and re-election pursuant to the requirements of the Articles of Association and the Listing Rules. Mr. Huang Shuping will not receive any director's fee from

the Group, and his director's fee may be adjusted according to the recommendations of the Remuneration Committee. As at the Latest Practicable Date, Mr. Huang Shuping held 1,764,092 Shares and 100,000 unvested share awards under the Existing Share Award Scheme. In addition, as at the Latest Practicable Date, Mr. Huang Shuping held 5,400,000 shares and 950,000 unvested share awards of Sunac China, an associated corporation of the Company (within the meaning of Part XV of the SFO).

Save as disclosed above, as at the Latest Practicable Date, Mr. Huang Shuping (i) did not hold any directorship in any other public companies listed in Hong Kong or overseas in the last three years or other major appointments or professional qualifications; (ii) did not hold any other positions in the Company or other members of the Group; (iii) did not have any relationship with any Directors, senior management, substantial Shareholders or controlling Shareholders (as defined in the Listing Rules) of the Company; and (iv) did not have other interests in the securities of the Company and its associated corporations (within the meaning of Part XV of the SFO).

Other matters

As set out in the Company's announcement dated 10 April 2026, Mr. Wang and Mr. Gao 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, failed to timely disclose information on debt overdue 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 (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 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. Gao were not due to any dishonest or fraudulent conduct on his part, but rather resulted from the objective factors

described above. Mr. Gao has acted with integrity and diligence. His 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. Gao remains suitable to serve as a Director 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.

Save as disclosed in this circular, there is no other matter in relation to the above Directors that needs to be brought to the attention of the Shareholders and there is no other information relating to the above Directors which is required to be disclosed pursuant to any of the requirements of Rule 13.51(2)(h) to (v) of the Listing Rules.

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)

NOTICE OF ANNUAL GENERAL MEETING

NOTICE IS HEREBY GIVEN THAT the annual general meeting of Sunac Services Holdings Limited (the "**Company**") will be held on Friday, 22 May 2026 at 10:00 a.m. at 23F, Block O1A, Sunac Center, No. 278 Hongqi Road, Nankai District, Tianjin, the PRC for the purpose of considering and, if thought fit, passing (with or without amendments in the case of the ordinary resolutions) the following resolutions:

ORDINARY RESOLUTIONS

1. To receive and adopt the audited consolidated financial statements of the Company and the reports of the directors and independent auditor of the Company for the year ended 31 December 2025.

2. To declare a final dividend of RMB0.01 per ordinary share for the year ended 31 December 2025.

3. (A) To re-elect Ms. Cao Hongling as executive director of the Company.

   (B) To re-elect Mr. Huang Xiaoou as executive director of the Company.

   (C) To re-elect Mr. Gao Xi as non-executive director of the Company.

   (D) To appoint Mr. Huang Shuping as non-executive director of the Company.

   (E) To authorise the board of directors of the Company to fix the remuneration of the directors of the Company.

4. To re-appoint PricewaterhouseCoopers as the auditor of the Company for the year ending 31 December 2026 and authorise the board of directors of the Company to fix its remuneration.

5. To consider and, if thought fit, to pass, with or without modification, the following resolutions as ordinary resolutions:

(A) "**That**:

(i) subject to paragraph (iii) below, the exercise by the directors of the Company during the Relevant Period (as hereinafter defined) of all the powers of the Company to allot, issue or otherwise deal with additional shares in the capital of the Company (including any sale or transfer of treasury shares out of treasury) or securities convertible into shares, or options, warrants or similar rights to subscribe for shares or such convertible securities of the Company and to make or grant offers, agreements and/or options (including bonds, warrants and debentures convertible into shares of the Company) which may require the exercise of such powers be and is hereby generally and unconditionally approved;

(ii) the approval in paragraph (i) above shall be in addition to any other authorisation given to the directors of the Company and shall authorise the directors of the Company during the Relevant Period to make or grant offers, agreements and/or options which may require the exercise of such power after the end of the Relevant Period;

(iii) the aggregate number of shares allotted or agreed conditionally or unconditionally to be allotted (including any sale or transfer of treasury shares out of treasury) (whether pursuant to options or otherwise) by the directors of the Company during the Relevant Period pursuant to paragraph (i) above, otherwise than pursuant to (1) a Rights Issue (as hereinafter defined); or (2) the grant or exercise of any option under the share option scheme of the Company or any other share option scheme or similar arrangements for the time being adopted for the grant or issue to the directors, officers and/or employees of the Company and/or any of its subsidiaries of shares or rights to acquire shares of the Company; or (3) any scrip dividend or similar arrangements providing for the allotment of shares in lieu of the whole or part of a dividend on shares of the Company in accordance with the articles of association of the Company in force from time to time; or (4) any issue of shares in the Company upon the exercise of rights of subscription or conversion under the terms of any existing convertible notes issued by the Company or any existing securities of the Company which carry rights to subscribe for or are convertible into shares of the Company, shall not exceed the aggregate of 20% of the total number of shares of the Company in issue (excluding any treasury shares) as at the date of passing of this resolution and the approval shall be limited accordingly;

(iv) for the purpose of this resolution:

(a) "**Relevant Period**" means the period from the passing of this resolution until whichever is the earliest of:

(1) the conclusion of the next annual general meeting of the Company; and

(2) the revocation or variation of the authority given under this resolution by an ordinary resolution of the shareholders of the Company in general meeting; and

(b) "**Rights Issue**" means an offer of shares in the capital of the Company, or offer or issue of warrants, options or other securities giving rights to subscribe for shares open for a period fixed by the directors of the Company to holders of shares in the capital of the Company whose names appear on the register of members on a fixed record date in proportion to their holdings of shares (subject to such exclusion or other arrangements as the directors of the Company may deem necessary or expedient in relation to fractional entitlements or, having regard to any restrictions or obligations under the laws of, or the requirements of, or the expense or delay which may be involved in determining the exercise or extent of any restrictions or obligations under the laws of, or the requirements of, any jurisdiction applicable to the Company, any recognised regulatory body or any stock exchange applicable to the Company)."

(B) "**That**:

(i) subject to paragraph (ii) below, the exercise by the directors of the Company during the Relevant Period (as hereinafter defined) of all the powers of the Company to buy back shares of the Company on The Stock Exchange of Hong Kong Limited (the "**Stock Exchange**") or on any other stock exchange on which the shares of the Company may be listed and recognised for this purpose by the Securities and Futures Commission and the Stock Exchange under the Hong Kong Code on Share Buy-backs and, subject to and in accordance with all applicable laws and the Rules Governing the Listing of Securities on the Stock Exchange (the "**Listing Rules**"), be and is hereby generally and unconditionally approved;

(ii) the aggregate number of the shares of the Company, which may be bought back pursuant to the approval in paragraph (i) above shall not exceed 10% of the total number of shares of the Company in issue (excluding any treasury shares) at the date of passing of this resolution, and the said approval shall be limited accordingly; and

(iii) for the purpose of this resolution:

"**Relevant Period**" means the period from the passing of this resolution until whichever is the earliest of:

(1) the conclusion of the next annual general meeting of the Company; and

(2) the revocation or variation of the authority given under this resolution by ordinary resolution of the shareholders of the Company in general meeting."

(C) "**That** conditional upon the passing of resolutions numbered 5(A) and 5(B) above, the general mandate to the directors of the Company pursuant to resolution numbered 5(A) be and is hereby extended by the addition thereto of such number of shares of the Company bought back by the Company under the authority granted pursuant to the resolution numbered 5(B), provided that such number of shares shall not exceed 10% of the total number of shares of the Company in issue (excluding any treasury shares) as at the date of passing of this resolution."

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

Hong Kong, 29 April 2026

Notes:

(i) Resolution numbered 5(C) will be proposed to the shareholders for approval provided that ordinary resolutions numbered 5(A) and 5(B) are passed by the shareholders of the Company.

(ii) A shareholder entitled to attend and vote at the above meeting is entitled to appoint another person as his/her/its proxy to attend and vote instead of him/her/its. A proxy need not be a shareholder of the Company.

(iii) In the case of joint holders, the vote of the senior who tenders a vote, whether in person or by proxy, will be accepted to the exclusion of the vote(s) of the other joint holder(s) and for this purpose seniority shall be determined by the order in which the names stand in the register of members of the Company in respect of the joint holding.

(iv) In order to be valid, a form of proxy must be deposited at the Company's branch share registrar in Hong Kong, Computershare Hong Kong Investor Services Limited, at 17M Floor, Hopewell Centre, 183 Queen's Road East, Wanchai, Hong Kong together with the power of attorney or other authority (if any) under which it is signed (or a certified copy thereof) not less than 48 hours before the time appointed for the holding of the above meeting or any adjournment thereof. The completion and return of the form of proxy shall not preclude shareholders of the Company from attending and voting in person at the above meeting (or any adjourned meeting thereof) if they so wish and in such event, the proxy form shall be deemed to be revoked.

(v) For the purpose of determining the eligibility of the shareholders of the Company to attend and vote at the above meeting, the record date will be Friday, 22 May 2026 and the register of members of the Company will be closed from Tuesday, 19 May 2026 to Friday, 22 May 2026 (both days inclusive), during which period no transfer of shares of the Company will be registered. In order to qualify for attending and voting at the above meeting, all transfer of shares accompanied by the relevant share certificates must be lodged by shareholders with the Company's branch share registrar in Hong Kong, Computershare Hong Kong Investor Services Limited, at Shops 1712-1716, 17th Floor, Hopewell Centre, 183 Queen's Road East, Wanchai, Hong Kong, no later than 4:30 p.m. on Monday, 18 May 2026.

(vi) In order to determine the shareholders' entitlement to the final dividend, the record date will be Tuesday, 2 June 2026 and the register of members of the Company will be closed from Friday, 29 May 2026 to Tuesday, 2 June 2026 (both days inclusive), during which period no transfer of shares of the Company will be registered. For the purpose of determining the entitlement to the final dividend for the year ended 31 December 2025, all transfer of shares of the Company accompanied by the relevant share certificates must be lodged by shareholders with the Company's branch share registrar in Hong Kong, Computershare Hong Kong Investor Services Limited, at Shops 1712-1716, 17th Floor, Hopewell Centre, 183 Queen's Road East, Wanchai, Hong Kong not later than 4:30 p.m. on Thursday, 28 May 2026.

(vii) In respect of each ordinary resolution numbered 3(A)-(D) above, Ms. Cao Hongling, Mr. Huang Xiaoou and Mr. Gao Xi shall retire at the above meeting and being eligible, have offered themselves for re-election. The proposed appointment of Mr. Huang Shuping as a non-executive director of the Company is subject to the approval of the shareholders by way of an ordinary resolution at the above meeting and will, if approved, take effect from the conclusion of the above meeting. Details of the above retiring directors and the new director proposed for appointment are set out in Appendix II to the accompanying circular of the Company dated 29 April 2026.

(viii) In respect of the ordinary resolution numbered 5(A) above, approval is being sought from the shareholders of the Company as a general mandate for the purposes of the Listing Rules.

(ix) In respect of ordinary resolution numbered 5(B) above, the directors of the Company wish to state that they will exercise the powers conferred by the general mandate to buy back shares of the Company in circumstances which they deem appropriate for the benefits of the shareholders of the Company. The explanatory statement containing the information necessary to enable the shareholders of the Company to make an informed decision on whether to vote for or against the resolution to approve the buy-back mandate to be granted to the directors of the Company to exercise the power of the Company to buy back its own shares, as required by the Listing Rules, is set out in Appendix I to the accompanying circular of the Company dated 29 April 2026.

As at the date of this notice, 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.