

Hong Kong Exchanges and Clearing Limited and The Stock Exchange of Hong Kong Limited take no responsibility for the contents of this announcement, make no representation as to its accuracy or completeness and expressly disclaim any liability whatsoever for any loss howsoever arising from or in reliance upon the whole or any part of the contents of this announcement.

SUNac 融創中國
SUNAC CHINA HOLDINGS LIMITED
融創中國控股有限公司
(Incorporated in the Cayman Islands with limited liability)
(Stock Code: 01918)

**ANNOUNCEMENT MADE PURSUANT TO RULES 13.51B(2) AND
13.51(2)(k)**

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

The board of directors (the “**Board**”) of the Company was recently notified by Mr. Sun Hongbin (“**Mr. Sun**”), the chairman of the Board and an executive director of the Company, that the High Court of Hong Kong has made a registration order (the “**Court Order**”) in respect of the guarantee contract dispute between Beijing Oriental Yuhong Waterproof Technology Co., Ltd. (“**Oriental Yuhong**”) and Mr. Sun.

The Board is aware that Mr. Sun provided a personal guarantee to Oriental Yuhong in respect of the contractual obligations of 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 the Company. Pursuant to the Court Order, Mr. Sun shall bear joint and several guarantee liability in respect of the principal amount of RMB309,644,802.66 owed by Sunac Real Estate to Oriental Yuhong and the related fund occupation fees. Mr. Sun is seeking legal advice in respect of the Court Order and reserves the right to apply to set aside the registration.

The Board (except Mr. Sun) has reviewed the relevant documents relating to the Court Order and considers that the relevant order was not due to any dishonest or fraudulent conduct on the part of Mr. Sun, but was attributable to his provision of credit enhancement support for the debts of the Group as and when needed by the Group. The Board (except Mr. Sun) considers that Mr. Sun has acted with integrity and diligence. As the founder of the Group, the chairman of the Board and an executive director, Mr. Sun has been leading the growth and development of the Group. Mr. Sun has over 30 years of extensive experience in the real estate industry in the PRC. His background, expertise, skills and experience will continue to enhance the decision-making capabilities of the

Board and benefit the development and management of the Group's business. Based on the foregoing, the Board (except Mr. Sun) is of the view that Mr. Sun is still suitable to be an executive director of the Company.

The Board considers that the Court Order will not have a material adverse impact on the business and/or operations of the Group. At present, Sunac Real Estate and Oriental Yuhong are in negotiations regarding a settlement.

Mr. Sun has confirmed to the Company that, save as disclosed in this announcement, there is no information about Mr. Sun 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. Sun that need to be brought to the attention of the shareholders of the Company.

By order of the Board
Sunac China Holdings Limited
SUN Hongbin
Chairman

Hong Kong, China, 9 October 2026

As at the date of this announcement, the executive directors of the Company are Mr. SUN Hongbin, Mr. WANG Mengde, Mr. HUANG Shuping, Ms. MA Zhixia and Mr. SUN Kevin Zheyi; and the independent non-executive directors of the Company are Mr. POON Chiu Kwok, Mr. ZHU Jia, Mr. MA Lishan and Mr. YUAN Zhigang.

* *For identification purposes only*