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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)

NOTICE OF EXTRAORDINARY GENERAL MEETING

NOTICE IS HEREBY GIVEN THAT an extraordinary general meeting of Sunac China Holdings Limited (the “**Company**”) will be held at the Conference Room 1, 26/F, Block B, Rongke Wangjing Center, Chaoyang District, Beijing, PRC on Wednesday, 11 November 2026 at 10:00 a.m., for the purpose of considering and, if thought fit, passing (with or without amendments) the following resolutions as ordinary resolutions of the Company.

Unless otherwise defined, capitalised terms used herein shall have the same meanings as ascribed to them in the circular of the Company dated 26 October 2026 (the “**Circular**”).

ORDINARY RESOLUTIONS

1. “**THAT**

- (a) the sale and purchase agreement dated 24 August 2026 and the supplemental agreement dated 20 October 2026 (the “**Sale and Purchase Agreement**”) entered into between Sunac Property Management Limited (an indirect wholly-owned subsidiary of the Company) (the “**Purchaser**”) and Sunus Holdings Limited (the “**Vendor**”) (a copy of which is tabled at the meeting and marked “A” and initialed by the chairman of the EGM for identification purpose) pursuant to which, the Company or its nominee (which will be a subsidiary of the Company), has agreed to purchase, and the Vendor has agreed to sell, 100% equity interest in Sun Success Investment Limited (the “**Acquisition**”), and the transactions contemplated thereunder be and are hereby approved, confirmed and ratified;
- (b) subject to the fulfilment or waiver of the conditions set out in the Sale and Purchase Agreement, the directors of the Company (the “**Directors**”) be and are hereby authorised to utilise a specific mandate (the “**Specific Mandate**”) which shall entitle the Directors to exercise all the powers of the Company to allot and issue 260,258,500 new shares (the “**Shares**”) of the Company (the “**Consideration Shares**”) at the issue price of HK\$0.547 per Share to the Vendor, as the consideration for the Acquisition in accordance with the terms and conditions of the Sale and Purchase Agreement; and

- (c) subject to and conditional upon the fulfilment or waiver of the conditions precedent set out in the Agreement, any one or more Directors be and is/are hereby authorised, for and on behalf of the Company, to execute all such documents, instruments and agreements, and take such action, do all such acts or things, as he/she/they may, in his/her/their absolute discretion, consider necessary, appropriate, desirable or expedient for the purpose of, or in connection with, the implement of or giving effect or completion of any matters relating to the Sale and Purchase Agreement and the transactions contemplated thereunder, the issue and allotment of the Consideration Shares, and all matters incidental thereto.”

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

Hong Kong, China, 26 October 2026

Registered Office:

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 Places of
Business in the PRC:*

Beijing Office

26/F, Block B
Rongke Wangjing Center, Chaoyang
District Beijing, PRC

Tianjin Office

Building 1, East Side in Sunac Center,
No. 278, Hongqi Road, Nankai District
Tianjin, PRC

Notes:

- (i) 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.
- (ii) 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.

- (iii) In order to be valid, a form of proxy must be deposited at the Hong Kong branch share registrar of the Company, 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 form of proxy shall be deemed to be revoked.
- (iv) The record date for determining the eligibility of the Shareholders to attend and vote at the above meeting will be as of close of business on Wednesday, 11 November 2026 (Hong Kong time). There will be no book closure period in respect of the EGM. 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 with the Company's branch share registrar, 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 Tuesday, 10 November 2026.

As at the date of this notice, 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.