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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)

EXEMPTED CONNECTED TRANSACTION PROPERTY ACQUISITION THROUGH SETTLEMENT OF RECEIVABLES

SUMMARY

On 19 January 2026, certain subsidiaries of the Company entered into a series of Debt Settlement Agreements with certain companies of Sunac Group, pursuant to which, the Sunac Group will transfer certain car parking spaces or properties to the Group in order to settle the equivalent outstanding amount payable by the Sunac Group to the Group. The total consideration for the Debt Settlement Agreements is approximately RMB26.2614 million.

IMPLICATIONS UNDER THE LISTING RULES

As at the date of this announcement, Sunac China holds a total of approximately 49% interest in the Company. Sunac China is the controlling shareholder of the Company and a connected person of the Company under the Listing Rules. The transactions contemplated under the Debt Settlement Agreements constitute connected transactions of the Company under Chapter 14A of the Listing Rules.

Given that the nature of the Debt Settlement Agreements is similar to that of the transactions contemplated under the Property Transfer Agreements entered into by the Group on 26 December 2025 and 30 December 2025, the Agreements are subject to aggregation. As the highest applicable percentage ratio (as defined under the Listing Rules) for the transactions contemplated under the Agreements is more than 0.1% but less than 5%, the transactions contemplated under the Agreements are subject to the reporting, announcement and annual review requirements but are exempted from the circular and the independent Shareholders' approval requirements under Chapter 14A of the Listing Rules.

SUMMARY OF THE DEBT SETTLEMENT AGREEMENTS

On 19 January 2026, certain subsidiaries of the Company entered into a series of Debt Settlement Agreements with certain companies of Sunac Group, pursuant to which, the Sunac Group will transfer certain car parking spaces or properties to the Group in order to settle the equivalent outstanding amount payable by the Sunac Group to the Group. The total consideration for the Debt Settlement Agreements is approximately RMB26.2614 million.

Set out below is a summary of the key terms and matters under the Debt Settlement Agreements:

	Parties	Subject Matter, Consideration and Payment Terms	Information of the Target Properties
The Debt Settlement Agreement 1	<p>(1) Shanghai Maojia Property Co., Ltd. (上海茂加置業有限公司) (as debtor and seller);</p> <p>(2) Sunac Services Group Co., Ltd. Shanghai Branch (融創物業服務集團有限公司上海分公司) (a wholly-owned subsidiary of the Company)</p>	<p>The parties have agreed that the outstanding amount payable of RMB2,496,331.94 by Shanghai Maojia Property Co., Ltd. to Sunac Services Group Co., Ltd. Shanghai Branch shall be offset based on the same amount against the transfer of a total of 22 car parking spaces (“Target Properties 1”) by Shanghai Maojia Property Co., Ltd. to Sunac Services Group Co., Ltd. Shanghai Branch, at a consideration of RMB2,496,331.94.</p>	<p>Target Properties 1 are 22 car parking spaces located at the Maozheng Binshui Yayuan Project in Qingpu District, Shanghai, the PRC. As Target Properties 1 were developed by Shanghai Maojia Property Co., Ltd., there is no original acquisition cost for Target Properties 1.</p>
The Debt Settlement Agreement 2	<p>(1) Guangzhou Wanda Cultural & Tourism City Investment Co., Ltd. (廣州萬達文化旅遊城投資有限公司) (as debtor and seller);</p> <p>(2) Sunac Services Group Co., Ltd. Guangzhou Branch (融創物業服務集團有限公司廣州分公司) (a wholly-owned subsidiary of the Company)</p>	<p>The parties have agreed that the outstanding amount payable of RMB5,092,844.00 by Guangzhou Wanda Cultural & Tourism City Investment Co., Ltd. to Sunac Services Group Co., Ltd. Guangzhou Branch shall be offset based on the same amount against the transfer of a total of 23 car parking spaces (“Target Properties 2”) by Guangzhou Wanda Cultural & Tourism City Investment Co., Ltd. to Sunac Services Group Co., Ltd. Guangzhou Branch, at a consideration of RMB5,092,844.00.</p>	<p>Target Properties 2 are 23 car parking spaces located at the Sunac Jingfu Project (融創環府項目) in Huadu District, Guangzhou City, Guangdong Province, the PRC. As Target Properties 2 were developed by Guangzhou Wanda Cultural & Tourism City Investment Co., Ltd., there is no original acquisition cost for Target Properties 2.</p>

	Parties	Subject Matter, Consideration and Payment Terms	Information of the Target Properties
The Debt Settlement Agreement 3	<p>(1) Yantai Shunjin Nanshan Sunac Real Estate Co., Ltd. (煙台順進南山融創置業有限公司) (as seller);</p> <p>(2) Yantai Shuncheng Nanshan Sunac Real Estate Co., Ltd. (煙台市順成南山融創置業有限公司) (as debtor);</p> <p>(3) Sunac Services Group Co., Ltd. Yantai Branch (融創物業服務集團有限公司煙台分公司) (a wholly-owned subsidiary of the Company);</p> <p>(4) Hainan Rongrui Business Management Consultancy Co., Ltd. Qingdao Branch (海南融瑞企業管理諮詢有限公司青島分公司) (a wholly-owned subsidiary of the Company)</p>	<p>The parties have agreed that the outstanding amount payable of RMB11,682,668.00 by Yantai Shuncheng Nanshan Sunac Real Estate Co., Ltd. to Sunac Services Group Co., Ltd. Yantai Branch and Hainan Rongrui Business Management Consultancy Co., Ltd. Qingdao Branch shall be offset based on the same amount against the transfer of a total of 18 commercial housing (“Target Properties 3”) by Yantai Shunjin Nanshan Sunac Real Estate Co., Ltd. to Sunac Services Group Co., Ltd. Yantai Branch, at a consideration of RMB11,682,668.00.</p>	<p>Target Properties 3 are 18 commercial housing located at Sunac Guoling Town in Dongjiang Town, Longkou City, Shandong Province, the PRC, with an aggregate gross floor area of approximately 1,790.63 square meters. As Target Properties 3 were developed by Yantai Shunjin Nanshan Sunac Real Estate Co., Ltd., there is no original acquisition cost for Target Properties 3.</p>

	Parties	Subject Matter, Consideration and Payment Terms	Information of the Target Properties
The Debt Settlement Agreement 4	<p>(1) Yantai Shunjin Nanshan Sunac Real Estate Co., Ltd. (煙台順進南山融創置業有限公司) (as debtor and seller);</p> <p>(2) Sunac Services Group Co., Ltd. Yantai Branch (融創物業服務集團有限公司煙台分公司) (a wholly-owned subsidiary of the Company);</p> <p>(3) Hainan Rongrui Business Management Consultancy Co., Ltd. Qingdao Branch (海南融瑞企業管理諮詢有限公司青島分公司) (a wholly-owned subsidiary of the Company)</p>	<p>The parties have agreed that the outstanding amount payable of RMB6,989,527.00 by Yantai Shunjin Nanshan Sunac Real Estate Co., Ltd. to Sunac Services Group Co., Ltd. Yantai Branch and Hainan Rongrui Business Management Consultancy Co., Ltd. Qingdao Branch shall be offset based on the same amount against the transfer of a total of 10 commercial housing (“Target Properties 4”) by Yantai Shunjin Nanshan Sunac Real Estate Co., Ltd. to Sunac Services Group Co., Ltd. Yantai Branch, at a consideration of RMB6,989,527.00.</p>	<p>Target Properties 4 are 10 commercial housing located at Sunac Guoling Town in Dongjiang Town, Longkou City, Shandong Province, the PRC, with an aggregate gross floor area of approximately 1,046.9 square meters. As Target Properties 4 were developed by Yantai Shunjin Nanshan Sunac Real Estate Co., Ltd., there is no original acquisition cost for Target Properties 4.</p>

BASIS FOR DETERMINING THE CONSIDERATION

The total consideration for the acquisition of the Target Properties is RMB26,261,370.94. The consideration for the acquisition of the Target Properties is determined on normal commercial terms and after arm's length negotiations between the parties with reference to, among other things, the information details of the Target Properties and the appraised value of the Target Properties by the independent qualified valuers. The total appraised value of the Target Properties by the independent qualified valuers as of the corresponding valuation reference date was RMB26,557,596.00 (with the respective corresponding appraised values set out in the "Valuation" section below).

Valuation

Details of the valuation of the Target Properties are as follows:

(1) Target Properties 1

(i) Valuation method

The valuation method adopted by the Independent Qualified Valuer 1 is the comparison method. The comparison method refers to a valuation method that selects a certain number of comparable examples, compares them with the appraised object, and derives the value or price of the appraised object after adjusting the transaction prices of the comparable examples based on the differences between them. Target Properties 1 are underground parking spaces on residential land, and as there have been a large number of transactions of similar real estate in the near term as of the valuation date, they are suitable for valuation by the comparison method.

(ii) Valuation assumptions

The Independent Qualified Valuer 1 adopted the following valuation assumptions in deriving the appraised value, including but not limited to: a) where there is no reason to suspect that the appraised object has potential safety hazards and no corresponding professional institutions have conducted appraisal or testing, it is assumed that the appraised object is capable of normal and safe use; b) it is assumed that the appraised object is entitled to the right of access to public areas and the right to use shared facilities such as water and electricity supplies; and c) the contents recorded in the copies of the ownership certificates of the appraised object are entirely consistent with those recorded in the corresponding real estate registry at the real estate registration department, and truly and accurately reflects the status of rights of the appraised object at the point of valuation.

(iii) Key parameters

The Independent Qualified Valuer 1 collected specific transaction examples that are within the same supply and demand circle as the appraised object and have the same purpose as the appraised object. A comparability analysis was conducted for the specific appraised object, appraised purpose, and valuation time point. The transaction prices of the selected comparable examples were standardized to establish a comparative basis, with necessary adjustments made to derive the most probable reasonable market price achievable for the appraised object.

Comparative value = comparable example transaction price × transaction condition adjustment coefficient × market condition adjustment coefficient × real estate condition adjustment coefficient

For this valuation, the Independent Qualified Valuer 1 referenced three comparable examples for Target Properties 1: No. 84 and 94, Lane 128, Yehuang Road; No. 98, Lane 129, Yewen Road; and No. 241, Lane 889, Zhiding Road in Qingpu District, Shanghai, the PRC. The transaction time for all three examples fell within 2025, and the transaction circumstances, market conditions, and real estate conditions were all similar.

For Target Properties 1, the range of comparable cases adopted was approximately RMB119,789.31 (per parking space) to RMB150,011.84 (per parking space).

(iv) Appraised value

The appraised value of the Target Properties 1 (22 parking spaces) as at 9 January 2026 was RMB2,640,000.00.

(2) Target Properties 2

(i) Valuation method

Comparison method is a method that selects a certain number of comparable examples, compares them with the appraised object, and processes the transaction price of the comparable examples according to the differences between them to obtain the value or price of the appraised object. The essence of comparison method is to obtain the value of real estate by taking the actual transaction price of real estate as the normal transaction price, and its theoretical basis is the substitution principle of real estate price formation – the same commodity has the same market value in the same market. The tertiary market transactions of similar properties around the appraised object are relatively active, and there are comparable examples for reference in the market, so the comparison method is selected to calculate the market value of the appraised object.

(ii) Valuation assumptions

The Independent Qualified Valuer 2 adopted the following valuation assumptions in arriving at the appraised value, including but not limited to: a) it is assumed that the real estate market of the appraised objects at the time of value is an open, equal and voluntary transaction market; b) assuming that the appraised object has no property right dispute, the formalities are complete, and all the expenses required to obtain the property right have been paid in full, and there are no other restrictions of rights other than those disclosed in the valuation report, it can be freely transferred in the open market; and c) the Independent Qualified Valuer 2 has paid attention to the major factors that affect the value or price of the appraised object, such as housing safety and environmental pollution, and has no reason to suspect that the appraised object has potential safety hazards, and there is no corresponding professional institution to conduct appraisal and testing, assuming that the appraised object can be used normally and safely.

(iii) Key parameters

According to the principle of substitution, the Independent Qualified Valuer 2 selected comparable cases with strong correlation with the geographical location, structure type, use function, transaction date and other factors of the appraised object as comparable examples of this appraisal. Based on the known prices of similar properties that have occurred or will occur transactions, after making necessary corrections, the most likely reasonable market price of entrusted parking spaces is obtained. The basic calculation formula is:

Comparable price = comparable example price × transaction condition adjustment coefficient × market condition adjustment coefficient × real estate condition adjustment coefficient

For the purpose of this valuation, the Independent Qualified Valuer 2 referred to three comparable examples being project Xindu Yaju (新都雅居項目), project RK Mont Panorama (路勁天雋峰項目) and project Sen Yue Hua Ting (森悦华庭項目) in Huadu District, Guangzhou City, Guangdong Province, the PRC for Target Properties 2, with transaction dates within 2025, and are similar in terms of transaction conditions, market conditions and real estate conditions.

In respect of Target Properties 2, the range of comparable cases adopted was approximately RMB200,000.00 (per parking space) to RMB242,400.00 (per parking space).

(iv) Appraised value

With reference to the comparable prices adjusted based on location conditions, physical conditions and rights conditions, the appraised value of Target Properties 2 (23 parking spaces) as at 27 September 2025 was RMB5,096,800.00. The Independent Qualified Valuer 2 confirmed through market research that the real estate market situation in the area where the Target Properties 2 are located and the basic operation and use of the Target Properties 2 have not changed significantly, so the appraisal on 10 January 2026 is basically the same as that on 27 September 2025.

(3) Target Properties 3 and Target Properties 4

(i) Valuation method

The valuation method adopted by the Independent Qualified Valuer 3 is the market method. The market method is a method of estimating the objective reasonable price or value of the appraised object based on the principle of substitution in the market and making appropriate adjustment to the known price of similar real estate that has recently been traded in the appraised object at the time of valuation. According to the information held by the Independent Qualified Valuer 3, there is a certain transaction volume in the real estate market within the same supply and demand circle of the appraised object, and there are abundant overall transaction cases of the same type of real estate in the adjacent location and region, with sufficient number of comparable examples, and the conditions for adopting the market comparison method are met. According to the characteristics of the appraised object, the market method is decided to be selected as the basic method of this appraisal.

(ii) Valuation assumptions

The Independent Qualified Valuer 3 adopted the following valuation assumptions when arriving at the appraised value, including but not limited to: a) the transaction parties are willing and voluntary; b) the purpose of both parties to the transaction is to maximize their respective interests; c) the transaction parties possess the necessary professional knowledge and understand the transaction object; d) the transaction parties have access to necessary market information; e) the transaction parties have sufficient time to conduct the transaction; and f) there is no additional premium from special buyers.

(iii) Key parameters

Based on the substitution principle, the Independent Qualified Valuer 3 selected three recent transaction cases in similar areas within the similar supply and demand circle for the same purpose as the appraised object for comparison through inquiry and on-site inspection with relevant departments and referring to the relevant market information available. At the same time, based on the actual conditions of comparable cases and the appraised object, the comparative factors affecting the real estate price mainly include: transaction status, transaction date (i.e. price index on the valuation time point), regional factors and individual factors. The market comparison method calculation formula for the specific measurement process is:

Price of the real estate to be appraised = comparable example price × (normal transaction status index/comparable example transaction status index) × (price index at the time point of valuation of the real estate to be appraised/comparable example price index) × (regional factor condition index of the real estate to be appraised/comparable example regional factor condition index) × (individual factor condition index of the real estate to be appraised/comparable example regional factor condition index)

For the purpose of this valuation, the Independent Qualified Valuer 3 referred to three comparable examples of the Xiexin Tianjiao City Phase II project (協信天驕城二期項目), the Guoling Town Phase I project (果嶺小鎮一期項目) and the Health Town Theme Park project (健康小鎮主題公園項目) in Longkou City, Shandong Province, the PRC for the Target Properties 3 and the Target Properties 4. The transaction time of the Guoling Town Phase I project was May 2022, but belongs to the same phase of the same project as the appraised object, rendering it more comparable; the transaction time of the remaining two comparable examples was all within 2025, and the transaction status, market conditions and real estate conditions were all similar.

For Target Properties 3 and Target Properties 4, the range of comparable cases adopted was approximately RMB6,400/sq.m to RMB7,140/sq.m, with a weighted average of approximately RMB6,441/sq.m.

(iv) Appraised value

With reference to the comparative prices revised based on the location, physical and equity status, the appraised value of the Target Properties 3 (18 commercial housing with a total gross floor area of approximately 1,790.63 sq.m) as at 4 January 2026 was RMB11,833,719.00, and the appraised value of the Target Properties 4 (10 commercial housing with a total gross floor area of approximately 1,046.90 sq.m) as at 4 January 2026 was RMB6,987,077.00.

REASONS AND BENEFITS

The Group and the Sunac Group have entered into the Debt Settlement Agreements, which enable the Group to recover parts of the receivables due and payable by the Sunac Group, which is conducive to the resolution of the Group's accounts receivable risk and will not have any adverse impact on the cash flow and liquidity of the Group. The Group prudently selects saleable properties and considers using the market information resources gathered from projects under management to expedite the sales of the Target Properties.

The Directors (including the independent non-executive Directors but excluding Mr. Wang Mengde, who has abstained from voting on the relevant Board resolutions due to his role as an executive director of Sunac China) are of the view that the terms of the Debt Settlement Agreements and the transactions contemplated thereunder are not entered into in the ordinary and usual course of business of the Group but are on normal commercial terms, are fair and reasonable and in the interests of the Company and the Shareholders as a whole.

BOARD APPROVAL

To the best of the Directors' knowledge having made all reasonable enquiries, save for Mr. Wang Mengde, none of the Directors has any material interest in the transaction contemplated under the Debt Settlement Agreements. Mr. Wang Mengde, as an executive director of Sunac China, has abstained from voting on the relevant Board resolutions.

SUMMARY OF PROPERTY TRANSFER AGREEMENTS

Given the similar nature of the Debt Settlement Agreements and the Property Transfer Agreements entered into by the Group on 26 December 2025 and 30 December 2025, the Agreements are subject to aggregation pursuant to the Listing Rules. A summary of the Property Transfer Agreements is as follows:

On 26 December 2025, Nanjing Yiquan Real Estate Co., Ltd. (南京頤泉房地產置業有限公司) of Sunac Group, and Sunac Services Group Co., Ltd. Nanjing Branch (融創物業服務集團有限公司南京分公司), an indirect wholly-owned subsidiary of the Company, signed an agreement concerning the transfer of one set of commercial housing located at the Tangshan Yulan Mansion Project (湯山玉蘭公館項目) in Jiangning District, Nanjing, Jiangsu Province, the PRC. The gross floor area of the commercial housing is approximately 106.85 square meters, and the transfer consideration was RMB1,774,996, which was settled by offsetting the equal amount unpaid by the relevant companies of Sunac Group to the Group. Nanjing Yiquan Real Estate Co., Ltd. (南京頤泉房地產置業有限公司) is owned as to (1) 60% by Nanjing Yiju Construction Group Co., Ltd. (南京頤居建設集團有限公司) (which is indirectly held as to 90.7402% by the State-owned Assets Supervision and Administration Commission of Nanjing Municipal People's Government); and (2) 35% by Nanjing Rongyue Enterprise Management Co., Ltd. (南京融躍企業管理有限公司) (an indirect wholly-owned subsidiary of Sunac China).

On 30 December 2025, Shijiazhuang Sunac Caixin Real Estate Development Co., Ltd. (石家莊融創財信房地產開發有限公司), an indirect wholly-owned subsidiary of Sunac China, and Sunac Services Group Co., Ltd. Shijiazhuang Branch (融創物業服務集團有限公司石家莊分公司), an indirect wholly-owned subsidiary of the Company, signed an agreement concerning the transfer of one set of commercial housing located at the Rongluan Huafu Project (融樂華府項目) in Luancheng District, Shijiazhuang, Hebei Province, the PRC. The gross floor area of the commercial housing is approximately 138.71 square meters, and the transfer consideration was RMB1,109,680, which was settled by offsetting the equal amount unpaid by the relevant companies of Sunac Group to the Group.

IMPLICATIONS UNDER THE LISTING RULES

As at the date of this announcement, Sunac China holds a total of approximately 49% interest in the Company. Sunac China is the controlling shareholder of the Company and a connected person of the Company under the Listing Rules. The transactions contemplated under the Debt Settlement Agreements constitute connected transactions of the Company under Chapter 14A of the Listing Rules.

Given the similar nature of the Debt Settlement Agreements and the transactions under the Property Transfer Agreements entered into by the Group on 26 December 2025 and 30 December 2025, the Agreements are subject to aggregation. The highest applicable percentage ratio (as defined under the Listing Rules) for the transaction contemplated under the Agreements is more than 0.1% but less than 5%, the transactions contemplated under the Agreements are subject to the reporting, announcement and annual review requirements but are exempted from the circular and the independent Shareholders' approval requirements under Chapter 14A of the Listing Rules.

INFORMATION ON THE PARTIES

The Group

The Company is a company incorporated in the Cayman Islands with limited liability, the shares of which are listed on the Main Board of the Stock Exchange. The Group is principally engaged in the provision of property management services and operational services, community living services and value-added services to non-property owners in the PRC.

Sunac Group

Sunac China is a company incorporated in the Cayman Islands with limited liability, the shares of which are listed on the Main Board of the Stock Exchange (Stock Code: 1918). With the brand philosophy of "passion for perfection", the Sunac Group is committed to providing wonderful living environment and services for Chinese families through high quality products and services and integration of high-quality resources. With a focus on its core business of real estate, the Sunac Group implements its strategic layout in real estate development, property management, ice & snow operation management, cultural tourism, culture and other business segments. After more than 20 years of development, Sunac Group has become one of the most influential high-quality property development enterprises and property service enterprises in China's real estate industry, as well as a leading ice & snow industry operator, cultural tourism industry operator and property owner in China.

Shanghai Maojia Property Co., Ltd. (上海茂加置業有限公司), a company established with limited liability in the PRC, primarily engaged in real estate development and operations, etc., and is 100% owned by Nanchang Rongzheng Real Estate Co., Ltd. (南昌融政房地產有限公司). Nanchang Rongzheng Real Estate Co., Ltd. is held as to 40% by (1) Jinmao Huadong Enterprises Management Co., Ltd. (金茂華東企業管理有限公司) (which is indirectly held as to 80% by China Jinmao Holdings Group Limited, Stock Code: 00817); (2) Sunac Real Estate Group Co., Ltd. (融創房地產集團有限公司) (an indirect wholly-owned subsidiary of Sunac China) holds 30.6%; and (3) Nanchang Municipal Public Real Estate Group Co., Ltd. (南昌市政公用房地產集團有限公司) (which is indirectly owned as to 90% by State-owned Assets Supervision and Administration Commission of Nanchang) as to 29.4%.

Guangzhou Wanda Cultural & Tourism City Investment Co., Ltd. (廣州萬達文化旅遊城投資有限公司), a company established with limited liability in the PRC and an indirect wholly-owned subsidiary of Sunac China, primarily engaged in investment activities using its own capital, hotel management, real estate development and operations, among others.

Yantai Shunjin Nanshan Sunac Real Estate Co., Ltd. (煙台順進南山融創置業有限公司), a company established with limited liability in the PRC, primarily engaged in real estate development, etc., and is owned as to 98.0008% by Yantai Nanshan Sunac Real Estate Co., Ltd. (煙台南山融創置業有限公司). Yantai Nanshan Sunac Real Estate Co., Ltd. is owned as to 50% by Nanshan Group Co., Ltd. (the ultimate beneficial owners of which are the Villagers' Committee of Nanshan Village, Dongjiang Street, Longkou City and Song Jianbo, holding 51% and 49% respectively) and as to 50% by Beijing Sunac Construction Investment Real Estate Co., Ltd. (an indirect wholly-owned subsidiary of Sunac China).

Yantai Shuncheng Nanshan Sunac Real Estate Co., Ltd. (煙台市順成南山融創置業有限公司), a company established with limited liability in the PRC, primarily engaged in real estate development, etc., and is owned as to 100% by Yantai Nanshan Sunac Real Estate Co., Ltd. (煙台南山融創置業有限公司). Yantai Nanshan Sunac Real Estate Co., Ltd. is owned as to 50% by Nanshan Group Co., Ltd. (the ultimate beneficial owners of which are the Villagers' Committee of Nanshan Village, Dongjiang Street, Longkou City and Song Jianbo, holding 51% and 49% respectively) and as to 50% by Beijing Sunac Construction Investment Real Estate Co., Ltd. (an indirect wholly-owned subsidiary of Sunac China).

DEFINITIONS

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

“Agreements”	collectively, the Debt Settlement Agreements and the Property Transfer Agreements
“Board”	the board of Directors
“Company”	Sunac Services Holdings Limited (融創服務控股有限公司), 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”	has the meaning ascribed to it under the Listing Rules
“controlling shareholder”	has the meaning ascribed to it under the Listing Rules
“Debt Settlement Agreements”	a series of debt settlement agreements entered into between certain subsidiaries of the Company and certain companies of Sunac Group (as sellers and debtors), pursuant to which Sunac Group agreed to settle certain outstanding payables owed to the Group by transferring certain parking spaces or properties to the Group
“Director(s)”	the director(s) of the Company
“Group”	the Company and its subsidiaries
“HK\$”	Hong Kong dollar(s), the lawful currency of Hong Kong
“Hong Kong”	the Hong Kong Special Administrative Region of the PRC
“Independent Qualified Valuer 1”	Shanghai Xinheng Real Estate Appraisal Co., Ltd. (上海信衡房地產估價有限公司), an independent professional appraisal firm
“Independent Qualified Valuer 2”	Shenzhen Guoyu Asset Appraisal Real Estate and Land Appraisal Consultant Co., Ltd. (深圳市國譽資產評估房地產土地估價顧問有限公司), an independent professional appraisal firm

“Independent Qualified Valuer 3”	Yantai Hongsheng Land Real Estate Appraisal Co., Ltd. (煙台洪盛土地房地產評估有限公司), an independent professional appraisal firm
“PRC”	the People’s Republic of China
“Property Transfer Agreements”	the property transfer agreements signed between the Group and Sunac Group on 26 December 2025 and 30 December 2025, details of which are set out in this announcement
“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 the Share(s)
“Stock Exchange”	The Stock Exchange of Hong Kong Limited
“subsidiary(ies)”	has the meaning ascribed to it under the Listing Rules
“Sunac China”	Sunac China Holdings Limited (融創中國控股有限公司), an exempted company incorporated in the Cayman Islands with limited liability, the shares of which are listed on the Main Board of the Stock Exchange (Stock Code: 1918). Sunac China is a controlling shareholder of the Company
“Sunac Group”	Sunac China, its subsidiaries and its associates, which, for the purpose of the Agreements and the transactions contemplated thereunder, does not include the Group
“Target Properties”	collectively, Target Properties 1, Target Properties 2, Target Properties 3 and Target Properties 4
“Target Properties 1”	has the meaning ascribed to it in the section headed “SUMMARY OF THE DEBT SETTLEMENT AGREEMENTS” in this announcement
“Target Properties 2”	has the meaning ascribed to it in the section headed “SUMMARY OF THE DEBT SETTLEMENT AGREEMENTS” in this announcement

“Target Properties 3” has the meaning ascribed to it in the section headed “SUMMARY OF THE DEBT SETTLEMENT AGREEMENTS” in this announcement

“Target Properties 4” has the meaning ascribed to it in the section headed “SUMMARY OF THE DEBT SETTLEMENT AGREEMENTS” in this announcement

“%” per cent

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

Hong Kong, 19 January 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.