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UPDATES ON THE OFFSHORE DEBT RESTRUCTURING SUPPLEMENTARY EXPLANATORY STATEMENT

Reference is made to the notice of scheme meeting of Sunac China Holdings Limited (the “**Company**”) dated 28 August 2023 (the “**Notice of Scheme Meeting**”), a copy of which can be accessed at (i) the Scheme Website, (ii) the Company’s Website, and (iii) the websites of the Stock Exchange and the SGX-ST. Unless otherwise specified, terms used in this announcement have the same meanings as used in the Notice of Scheme Meeting and the Explanatory Statement.

Supplementary explanatory statement

The Company has issued a supplementary explanatory statement dated 4 September 2023 (the “**Supplementary Explanatory Statement**”) to inform Scheme Creditors of, amongst other things, the possible declaration and payment of special dividend in the amount of not more than HK\$0.235 per share by Sunac Services Holdings Limited, a subsidiary of the Company, and its possible implications for the Scheme Creditors (if any). The application of the relevant Special Dividends received by the Company will be subject to the provisions of the RSA. Further details are available in the Supplementary Explanatory Statement, which is available for download at the Scheme Website (<https://projects.morrowsodali.com/Sunac>).

No changes to the schedule of Scheme Meeting or Record Time

The Scheme Meeting remains presently scheduled to take place at **11:00 a.m. Hong Kong time on 18 September 2023** at Sidley Austin at 39/F, Two International Finance Centre, 8 Finance Street, Central, Hong Kong.

The **Custody Instruction Deadline**, being the latest date and time for delivery of Custody Instructions to the relevant Clearing System for blocking the Existing Notes for a Scheme Creditor (other than Sanctions-Affected Scheme Creditors) to be eligible to vote at the Scheme Meeting or receive Restructuring Consideration on the Restructuring Effective Date, remains **11:00 p.m. Hong Kong time on 8 September 2023**.

The **Record Time**, being the deadline for the determination of Voting Scheme Claims of the Scheme Creditors for the purposes of voting at the Scheme Meeting, remains **11:00 p.m. Hong Kong time on 13 September 2023**. The Record Time is also the deadline for Scheme Creditors who are not Sanctions-Affected Scheme Creditors to validly submit their voting instructions in their respective Account Holder Letter and/or Lender Proxy Form (as applicable) to the Information Agent, or in the case of Blocked Scheme Creditors, the deadline to submit their Blocked Scheme Creditor Form to GLAS.

Custody Instructions (if applicable) validly submitted will remain valid and irrevocable. Scheme Creditors who have already submitted a validly completed Account Holder Letter and/or Lender Proxy Form through the Scheme AHL Portal, or a validly completed Blocked Scheme Creditor Form to GLAS, and do not wish to amend their forms are not required to resubmit their Account Holder Letter and/or Lender Proxy Form and/or Blocked Scheme Creditor Form (as applicable). Scheme Creditors who wish to amend their forms following the developments described in the Supplementary Explanatory Statement, including changing their vote, may do so by resubmitting the relevant form through the Scheme AHL Portal or to GLAS (as applicable) by the relevant deadlines set out above and in the Explanatory Statement.

SCHEME CREDITORS (OTHER THAN SANCTIONS-AFFECTED SCHEME CREDITORS) REQUIRING ASSISTANCE SHOULD CONTACT:

Morrow Sodali Limited

E-mail: sunac@investor.morrowsodali.com

Tel.: +44 20 4513 6933; +852 2319 4130

UK Address: 103 Wigmore Street, W1U 1QS, London, UK

HK Address: 29/F, The Executive Centre, No. 28 Stanley Street, Central, Hong Kong

Attention: Debt Services Team

ANY BLOCKED SCHEME CREDITORS REQUIRING ASSISTANCE SHOULD CONTACT:

GLAS Trustees Limited

E-mail: dcm@glas.agency

Tel.: +44 (0) 20 3597 2940

UK Address: 55 Ludgate Hill, Level 1 West, London EC4M 7JW, United Kingdom

Attention: Debt Capital Markets (Project CZ)

Hyperlinks to the Scheme Website and the AHL Portal:

Scheme Website: <https://projects.morrowsodali.com/Sunac>

AHL Portal: <https://portal.morrowsodali.com/sunacAHL>

Further announcement(s) will be made by the Company to inform shareholders and other investors of the Company of any material developments relating to the Scheme as and when appropriate.

Holders of securities and potential investors of the Company are advised to exercise caution when dealing in securities of the Company.

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

Hong Kong, 4 September 2023

As at the date of this announcement, the executive directors of the Company are Mr. SUN Hongbin, Mr. WANG Mengde, Mr. JING Hong, Mr. TIAN Qiang, Mr. HUANG Shuping 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.