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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)

POSITIVE PROFIT ALERT

This announcement is made by Sunac China Holdings Limited (the “**Company**”, together with its subsidiaries, the “**Group**”) pursuant to Rule 13.09(2)(a) of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “**Listing Rules**”) and Part XIVA of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong).

The board (the “**Board**”) of directors (the “**Directors**”) of the Company wishes to inform the shareholders of the Company (the “**Shareholders**”) and potential investors that, based on the preliminary review of the unaudited consolidated management accounts of the Group for the six months ended 30 June 2017 (the “**Period**”), it is expected that as compared with the same period of last year, the unaudited revenue of the Group for the Period will increase by about 25%, the gross profit will increase by about 80%, and the profit attributable to owners of the Company will increase by approximately more than 15 times. Such increase in profits is primarily attributable to the increase in the gains from business combination resulting from the acquisition of property projects by the Group and increase in the gross profit margin of the Group.

The Company is still in the process of preparing and finalizing the unaudited consolidated interim results of the Group for the Period. The information contained in this announcement is based on the preliminary assessment by the Board with reference to the draft unaudited consolidated management accounts of the Group for the Period and the information currently available to the Board. Such unaudited consolidated management accounts and relevant information have not been audited by the Company’s auditors or reviewed by the audit committee of the Company and the actual unaudited consolidated interim results of the Group may be different from the disclosures herein. Shareholders and potential investors should read carefully the interim results announcement of the Company for the six months ended 30 June 2017, which is expected to be published on 31 August 2017.

Shareholders and potential investors of the Company are advised to exercise caution when dealing in the securities of the Company and should not unduly rely on the information contained herein.

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

Hong Kong, 21 August 2017

As at the date of this announcement, the executive Directors are Mr. SUN Hongbin, Mr. WANG Mengde, Mr. JING Hong, Mr. CHI Xun, Mr. TIAN Qiang, Mr. SHANG Yu, Mr. HUANG Shuping and Mr. SUN Kevin Zheyi; and the independent non-executive Directors are Mr. POON Chiu Kwok, Mr. ZHU Jia, Mr. LI Qin, Mr. MA Lishan and Mr. TSE Chi Wai.