融创服务

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)

NOTICE OF EXTRAORDINARY GENERAL MEETING

NOTICE IS HEREBY GIVEN THAT the extraordinary general meeting of Sunac Services Holdings Limited (the "**Company**") will be held on Thursday, 13 August 2026 at 10:00 a.m. at 23F, Block O1A, Sunac Center, No. 278 Hongqi Road, Nankai District, Tianjin, the PRC for the purpose of considering and, if thought fit, passing (with or without amendments in the case of the ordinary resolution) the following resolution:

ORDINARY RESOLUTION

1. To consider and, if thought fit, to pass, with or without modification, the following resolution as ordinary resolution:

   "**THAT**:

   (a) the rules of the new share option scheme of the Company (the "**New Share Option Scheme**") (a copy of which is tabled at the meeting and marked "A" and initialled by the chairman of the meeting for identification purpose) be and are hereby approved and adopted, and the Directors be and are hereby authorised, (i) to grant share options in accordance with the rules of the New Share Option Scheme; (ii) to allot, issue, and deal with from time to time such number of award shares as may be required to be allotted and issued pursuant to the exercise of the options under the New Share Option Scheme; (iii) to administer the New Share Option Scheme; (iv) to modify and/or amend the New Share Option Scheme from time to time provided that such modification or amendment is effected in accordance with the terms of the New Share Option Scheme and subject to the Listing Rules; and (v) to do such acts and things and enter into such transactions, arrangements and agreements as the Directors may in their sole discretion consider necessary, desirable or expedient in order to give full effect to and implement the New Share Option Scheme; and

(b) the total number of Shares which may be issued in respect of all options to be granted under the New Share Option Scheme and any other share schemes of the Company as may from time to time be adopted by the Company shall not exceed such number of Shares as equals 10%. of the Shares in issue (excluding treasury shares) as at the date of passing of this resolution."

By order of the Board
Sunac Services Holdings Limited
Huang Shuping
Chairman

Hong Kong, 24 July 2026

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 Company's branch share registrar in Hong Kong, 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 proxy form shall be deemed to be revoked.

(iv) For the purpose of determining the eligibility of the shareholders of the Company to attend and vote at the above meeting, the record date will be Thursday, 13 August 2026 and the register of members of the Company will be closed from Monday, 10 August 2026 to Thursday, 13 August 2026 (both days inclusive), during which period no transfer of shares of the Company will be registered. 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 by shareholders with the Company's branch share registrar in Hong Kong, 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 Friday, 7 August 2026.

As at the date of this notice, the chairman of the Board and non-executive Director is Mr. Huang Shuping; 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.