



22 August 2025

Sunac China Holdings Limited
31/F, Tower Two
Times Square, 1 Matheson Street
Causeway Bay, Hong Kong

Attention: The Board of Directors

Dear Sirs,

Sunac China Holdings Limited (the “Company”, together with its subsidiaries, the “Group”)

**CONNECTED TRANSACTION - ISSUE OF MANDATORY CONVERTIBLE BONDS TO
SUBSTANTIAL SHAREHOLDER**

We refer to the circular of the Company dated 22 August 2025 in connection with the captioned matter (the “**Circular**”). Capitalised terms used herein shall have the same meanings as defined in the Circular unless otherwise stated.

We hereby give our consent and confirm that we have not withdrawn our consent to the issue of the Circular with the inclusion of our letter and the references to our name and statements in the form and context in which they respectively appear.

We further confirm that, as at the Latest Practicable Date:

- (a) we had no interest in any share(s), directly or indirectly, in any member of the Group and did not have any right (whether legally enforceable or not) to subscribe for or to nominate persons to subscribe for securities in any member of the Group; and
- (b) we did not have any direct or indirect interest in any assets which had been acquired, disposed of by, or leased to any member of the Group, or are proposed to be acquired, or disposed of by, or leased to any member of the Group, since 31 December 2024 (being the date to which the latest published audited financial statements of the Group were made up).

We further consent to this letter to be made available by the Company for inspection on the Stock Exchange's website and the Company's website in the manner set out in the section headed "9. EXPERT AND CONSENT" under Appendix I – General Information to the Circular.

Yours faithfully,

For and on behalf of
Ignite Capital (Asia Pacific) Limited

A handwritten signature in black ink, appearing to be 'Cecilia', written over a horizontal line.

Name: Cecilia Tam
Title: Managing Director