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SUNCITY GROUP HOLDINGS LIMITED

太陽城集團控股有限公司

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 1383)

**Overseas Regulatory Announcements:
by an overseas listed subsidiary**

This announcement is made pursuant to Rule 13.10B of the Rules Governing the Listing of Securities on the Stock Exchange of Hong Kong Limited.

The following are two announcements published by Suntrust Home Developers, Inc., an overseas listed subsidiary of Suncity Group Holdings Limited listed on the Philippines Stock Exchange Inc., on the website of the Philippines Stock Exchange Inc. on 24 February 2020 and 27 February 2020 respectively.

By order of the Board
Suncity Group Holdings Limited
Chau Cheok Wa
Chairman

Hong Kong, 27 February 2020

As at the date of this announcement, the executive Directors are Mr. Chau Cheok Wa, Mr. Lo Kai Bong, Mr. Au Chung On John and Mr. Manuel Assis Da Silva; and the independent non-executive Directors are Mr. Tou Kin Chuen, Dr. Wu Kam Fun Roderick and Mr. Lo Wai Tung John.

SECURITIES AND EXCHANGE COMMISSION

SEC FORM 17-C

CURRENT REPORT UNDER SECTION 17 OF THE SECURITIES REGULATION CODE AND SRC RULE 17.2(c) THEREUNDER

1. Date of Report (Date of earliest event reported)
Feb 21, 2020
2. SEC Identification Number
10683
3. BIR Tax Identification No.
000-141-166
4. Exact name of issuer as specified in its charter
SUNTRUST HOME DEVELOPERS, INC.
5. Province, country or other jurisdiction of incorporation
METRO MANILA, PHILIPPINES
6. Industry Classification Code(SEC Use Only)
7. Address of principal office
26th Floor, Alliance Global Tower, 36th Street cor. 11th Avenue, Uptown Bonifacio,
Taguig City
Postal Code
1634
8. Issuer's telephone number, including area code
(632) 8864-6300
9. Former name or former address, if changed since last report
N/A
10. Securities registered pursuant to Sections 8 and 12 of the SRC or Sections 4 and 8 of the RSA

Title of Each Class	Number of Shares of Common Stock Outstanding and Amount of Debt Outstanding
Common	7,250,000,000

11. Indicate the item numbers reported herein
Item 9(b)

The Exchange does not warrant and holds no responsibility for the veracity of the facts and representations contained in all corporate disclosures, including financial reports. All data contained herein are prepared and submitted by the disclosing party to the Exchange, and are disseminated solely for purposes of information. Any questions on the data contained herein should be addressed directly to the Corporate Information Officer of the disclosing party.

Suntrust Home Developers, Inc. SUN

PSE Disclosure Form 4-30 - Material Information/Transactions *References: SRC Rule 17 (SEC Form 17-C) and Sections 4.1 and 4.4 of the Revised Disclosure Rules*

Subject of the Disclosure

Lease Agreement with Westside City Resorts World Inc. and Travellers International Hotel Group, Inc.

Background/Description of the Disclosure

On 21 February 2020, Suntrust Home Developers, Inc. ("SUN") entered into a Lease Agreement (the "Lease Agreement") with Westside City Resorts World Inc. (the "Westside City") and Travellers International Hotel Group, Inc., over the Project Site contemplated in the Co-Development Agreement between SUN and Westside City.

The Lease Agreement is subject to conditions precedent, including obtaining by Suncity Group Holdings Limited (the "Suncity Group") of the necessary approval of its shareholders to the Lease Agreement and the transactions contemplated thereon. It is also subject to announcement requirements of the Hong Kong Stock Exchange.

Other Relevant Information

Please see attached announcement by Suncity Group with the Hong Kong Stock Exchange, available at <https://www1.hkexnews.hk/listedco/listconews/sehk/2020/0223/2020022300027.pdf>.

Filed on behalf by:

Name	Adrian Tadena
Designation	Legal Counsel

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Suntrust Home Developers, Inc.

SUN

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Subject of the Disclosure

Lease Agreement with Westside City Resorts World Inc. and Travellers International Hotel Group, Inc.

Background/Description of the Disclosure

On 21 February 2020, Suntrust Home Developers, Inc. ("SUN") entered into a Lease Agreement ("Lease Agreement") with Westside City Resorts World Inc. ("Westside City") and Travellers International Hotel Group, Inc. ("Travellers"), over the Project Site, consisting of portions of three (3) parcels of land located at Manila Bayshore Integrated City, Parañaque City, as contemplated in the Co-Development Agreement between SUN and Westside City.

The Lease Agreement is subject to conditions precedent, including obtaining by Suncity Group Holdings Limited ("Suncity Group") of the necessary approval of its shareholders to the Lease Agreement and the transactions contemplated thereon. It is also subject to announcement requirements of the Hong Kong Stock Exchange.

The Lease Agreement provides for an original term of until 19 August 2039, renewable automatically, subject to applicable laws, for another twenty-five (25) years. Further renewal or extension may be agreed upon by the Parties. Annual rental will be in the amount of US\$10,600,000, exclusive of the applicable value-added tax, payable in two instalments or on a semi-annual basis (or every six (6) months basis). In the event of non-payment of the Annual Rental on the due date, the Lessee will be liable to pay an interest penalty equivalent to one percent (1%) per month plus surcharge equivalent to one percent (1%) per month of the unpaid amount. The Lessee may assign or transfer its rights under the Lease Agreement and sub-lease all or any part of the Project Site, with the prior approval of the Lessor (except that notice to the Lessor shall be sufficient if the assignee, transferee, or sub-lessee is a subsidiary of the Lessee), and will have the right of first refusal, subject to relevant laws, in the event Lessor acquires the Project Site and decides to sell it. The Lease Agreement is subject to conditions precedent and termination events as set forth in the attached announcement.

The Main Hotel Casino shall be located at and constructed and developed on the Project Site. By the Lease Agreement, SUN, as Lessee, is given by the Lessor, Westside City and Travellers, the right to use the Project Site.

Fortune Noble Limited, a wholly-owned subsidiary of Suncity Group, holds 51% interest in SUN. Suncity Group is a listed company on the Hong Kong Stock Exchange.

Other Relevant Information

This disclosure is amended to add other relevant information.

Please see attached announcement by Suncity Group with the Hong Kong Stock Exchange, available at <https://www1.hkexnews.hk/listedco/listconews/sehk/2020/0223/2020022300027.pdf>.

Filed on behalf by:

Name	Adrian Tadena
Designation	Legal Counsel