

香港交易及結算所有限公司及香港聯合交易所有限公司對本公告之內容概不負責，對其準確性或完整性亦不發表任何聲明，並明確表示概不就因本公告全部或任何部分內容而產生或因依賴該等內容而引致之任何損失承擔任何責任。



SUNCITY GROUP HOLDINGS LIMITED

太陽城集團控股有限公司

(於開曼群島註冊成立之有限公司)

(股份代號：1383)

**海外監管公告：
由一間海外上市附屬公司**

本公告乃根據香港聯合交易所有限公司證券上市規則第13.10B條而作出。

以下為太陽城集團控股有限公司於菲律賓證券交易所上市的一間海外上市附屬公司Suntrust Home Developers, Inc.分別於二零二零年二月二十四日及二零二零年二月二十七日在菲律賓證券交易所網站刊載的兩份公告。

承董事會命
太陽城集團控股有限公司
主席
周焯華

香港，二零二零年二月二十七日

於本公告日期，執行董事為周焯華先生、盧啟邦先生、歐中安先生及施文龍先生；及獨立非執行董事為杜健存先生、胡錦勳博士及盧衛東先生。

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

SECURITIES AND EXCHANGE COMMISSION

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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 ("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