

## FORM 3

UNITED STATES SECURITIES AND EXCHANGE  
COMMISSION

Washington, D.C. 20549

INITIAL STATEMENT OF BENEFICIAL OWNERSHIP OF  
SECURITIES

## OMB APPROVAL

OMB Number: 3235-0104  
 Estimated average burden  
 hours per response: 0.5

Filed pursuant to Section 16(a) of the Securities Exchange Act of 1934  
 or Section 30(h) of the Investment Company Act of 1940

|                                                                                                                                                                                                                                       |                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. Name and Address of Reporting Person *<br><u>Mo Tianquan</u><br><hr/> (Last) (First) (Middle)<br>NO. 20 GUO GONG ZHUANG<br>MIDDLE STREET,<br>FENGTAI DISTRICT<br><hr/> (Street)<br>BEIJING F4 100070<br><hr/> (City) (State) (Zip) | 2. Date of Event<br>Requiring Statement<br>(Month/Day/Year)<br>06/09/2026 | 3. Issuer Name and Ticker or Trading Symbol<br><u>Fang Holdings Ltd</u> [ SFUNY ]<br><hr/> 4. Relationship of Reporting Person(s) to<br>Issuer<br>(Check all applicable)<br><input checked="" type="checkbox"/> Director 10% Owner<br>Officer (give title below) Other (specify below)<br>5. If Amendment, Date of Original<br>Filed (Month/Day/Year)<br><hr/> 6. Individual or Joint/Group Filing<br>(Check Applicable Line)<br><input checked="" type="checkbox"/> Form filed by One Reporting<br>Person<br>Form filed by More than One<br>Reporting Person |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

Table I - Non-Derivative Securities Beneficially Owned

| 1. Title of Security (Instr. 4)           | 2. Amount of Securities<br>Beneficially Owned (Instr.<br>4) | 3. Ownership<br>Form: Direct<br>(D) or Indirect<br>(I) (Instr. 5) | 4. Nature of Indirect Beneficial<br>Ownership (Instr. 5) |
|-------------------------------------------|-------------------------------------------------------------|-------------------------------------------------------------------|----------------------------------------------------------|
| Class A Ordinary Shares                   | 15,911,318                                                  | I                                                                 | By ACE Smart Investments<br>Limited <sup>(2)</sup>       |
| Class A Ordinary Shares                   | 926,461                                                     | I                                                                 | By Karistone Limited <sup>(3)</sup>                      |
| Class A Ordinary Shares                   | 957,265                                                     | I                                                                 | By Ateefa Limited <sup>(4)</sup>                         |
| Class A Ordinary Shares                   | 1,472,298                                                   | I                                                                 | By Deanhale Limited <sup>(5)</sup>                       |
| Class A Ordinary Shares                   | 441,650                                                     | I                                                                 | By Open Land Holdings<br>Limited <sup>(6)</sup>          |
| Class A Ordinary Shares                   | 1,123,955                                                   | I                                                                 | By Next Decade Investments<br>Limited <sup>(7)</sup>     |
| American Depositary Shares <sup>(1)</sup> | 1,417                                                       | I                                                                 | By Next Decade Investments<br>Limited                    |
| Class B Ordinary Shares                   | 11,355,645                                                  | I                                                                 | By Media Partner Technology<br>Limited <sup>(8)</sup>    |
| Class B Ordinary Shares                   | 10,230,645                                                  | I                                                                 | By Next Decade Investments<br>Limited                    |

Table II - Derivative Securities Beneficially Owned  
(e.g., puts, calls, warrants, options, convertible securities)

| 1. Title of Derivative Security (Instr. 4) | 2. Date Exercisable and<br>Expiration Date<br>(Month/Day/Year) |                    | 3. Title and Amount of Securities<br>Underlying Derivative Security<br>(Instr. 4) |                                  | 4. Conversion<br>or Exercise<br>Price of<br>Derivative<br>Security | 5. Ownership<br>Form:<br>Direct (D)<br>or Indirect<br>(I) (Instr. 5) | 6. Nature of<br>Indirect Beneficial<br>Ownership (Instr.<br>5) |
|--------------------------------------------|----------------------------------------------------------------|--------------------|-----------------------------------------------------------------------------------|----------------------------------|--------------------------------------------------------------------|----------------------------------------------------------------------|----------------------------------------------------------------|
|                                            | Date<br>Exercisable                                            | Expiration<br>Date | Title                                                                             | Amount or<br>Number of<br>Shares |                                                                    |                                                                      |                                                                |
| Options                                    | (9)                                                            | (9)                | Class A Ordinary<br>Shares                                                        | 1,219,169                        | 1.99                                                               | I                                                                    | By Media<br>Partner<br>Technology<br>Limited                   |
| Options                                    | (9)                                                            | (9)                | Class A Ordinary<br>Shares                                                        | 1,219,168                        | 1.99                                                               | I                                                                    | By Next Decade<br>Investments<br>Limited                       |

**Table II - Derivative Securities Beneficially Owned  
(e.g., puts, calls, warrants, options, convertible securities)**

| 1. Title of Derivative Security (Instr. 4) | 2. Date Exercisable and Expiration Date (Month/Day/Year) |                 | 3. Title and Amount of Securities Underlying Derivative Security (Instr. 4) |                            | 4. Conversion or Exercise Price of Derivative Security | 5. Ownership Form: Direct (D) or Indirect (I) (Instr. 5) | 6. Nature of Indirect Beneficial Ownership (Instr. 5) |
|--------------------------------------------|----------------------------------------------------------|-----------------|-----------------------------------------------------------------------------|----------------------------|--------------------------------------------------------|----------------------------------------------------------|-------------------------------------------------------|
|                                            | Date Exercisable                                         | Expiration Date | Title                                                                       | Amount or Number of Shares |                                                        |                                                          |                                                       |
| Options                                    | (10)                                                     | (10)            | Class B Ordinary Shares                                                     | 1,754,500                  | 1.99                                                   | I                                                        | By Next Decade Investments Limited                    |
| Restricted Shares                          | (11)                                                     | (11)            | Class A Ordinary Shares                                                     | 184,251                    | (11)                                                   | I                                                        | By Next Decade Investments Limited                    |
| Restricted Shares                          | (11)                                                     | (11)            | Class A Ordinary Shares                                                     | 184,251                    | (11)                                                   | I                                                        | By Media Partner Technology Limited                   |

**Explanation of Responses:**

- Each American Depositary Share represents ten Class A Ordinary Shares.
- ACE Smart Investments Limited is a Hong Kong company wholly owned by the Reporting Person.
- Karistone Limited is a British Virgin Islands company wholly owned by the Reporting Person.
- Ateefa Limited is a British Virgin Islands company wholly owned by the Reporting Person.
- Deanhale Limited is a British Virgin Islands company wholly owned by the Reporting Person.
- Open Land Holdings Limited is a Hong Kong company wholly owned by the Reporting Person.
- Next Decade Investments Limited("Next Decade") is a British Virgin Islands company, and all of the shares of Next Decade are held in a trust; the Reporting Person's spouse is the sole director of Next Decade.
- Media Partner Technology Limited("Media Partner") is a British Virgin Islands company, and all of the shares of Media Partner are held in a trust; the Reporting Person's spouse is the sole director of Media Partner.
- These options were granted between December 2006 and June 2019 under a 4-year vesting schedule and have fully vested to date. Their expiry terms range from December 2026 to September 2030.
- These options were granted in September 2006 subject to a 4-year vesting schedule and have fully vested to date. The options expire in September 2031.
- These restricted shares were granted in August 2017 under a 4-year vesting schedule and have fully vested as of present. No expiration date applies.

/s/ Vincent Tianquan Mo      06/09/2026

\*\* Signature of Reporting  
Person

Date

Reminder: Report on a separate line for each class of securities beneficially owned directly or indirectly.

\* If the form is filed by more than one reporting person, see Instruction 5 (b)(v).

\*\* Intentional misstatements or omissions of facts constitute Federal Criminal Violations See 18 U.S.C. 1001 and 15 U.S.C. 78ff(a).

Note: File three copies of this Form, one of which must be manually signed. If space is insufficient, see Instruction 6 for procedure.

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