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KAISA GROUP HOLDINGS LTD.

佳兆業集團控股有限公司*

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 1638)

UNAUDITED OPERATING FIGURES FOR THE SEVEN MONTHS ENDED 31 JULY 2019

This announcement is made by Kaisa Group Holdings Ltd. (the “**Company**”, together with its subsidiaries, the “**Group**”) pursuant to the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “**Listing Rules**”) on a voluntary basis.

The board of directors (the “**Board**”) of the Company is pleased to announce the certain unaudited operating figures of the Group together with its joint ventures and associates for the seven months ended 31 July 2019.

The Group together with its joint ventures and associates recorded contracted sales of approximately RMB5,348 million in July 2019, representing a year-on-year decrease of approximately 18%. Contracted gross floor area (the “**GFA**”) in July 2019 amounted to approximately 373,448 sq.m., representing a year-on-year decrease of approximately 8.2%. The average selling price (the “**ASP**”) for July 2019 was approximately RMB14,321 per sq.m., representing a year-on-year decrease of approximately 10.6%.

The total contracted sales of the Group for the seven months ended 31 July 2019 amounted to approximately RMB40,038 million with the total contracted GFA of approximately 2,334,925 sq.m., representing increases of approximately 25.8% and 28.1% as compared with corresponding period in 2018, respectively. The ASP for the seven months ended 31 July 2019 amounted to approximately RMB17,147 per sq.m., representing a decrease of approximately 1.8% as compared with the corresponding period in 2018.

The preliminary figures disclosed above are unaudited and are based on preliminary internal information of the Group which are subject to change and, if required, necessary adjustments and may differ from those appear in the audited or unaudited consolidated financial statements of the Group to be published by the Company on yearly or half-yearly basis. They shall not be taken as a measure or indication of the Group's current or future operating or financial performance. As such, the above figures are provided for investors' reference only.

Investors are advised not to place undue reliance on such information and to exercise caution when dealing in the securities of the Company. Investors who are in doubt are advised to seek advice from professional or financial advisers.

By Order of the Board
KAISA GROUP HOLDINGS LTD.
Kwok Ying Shing
Chairman and Executive Director

Hong Kong, 9 August 2019

As at the date of this announcement, the executive Directors are Mr. Kwok Ying Shing, Mr. Sun Yuenan, Mr. Zheng Yi, Mr. Mai Fan and Mr. Weng Hao; the non-executive Director is Ms. Chen Shaohuan; and the independent non-executive Directors are Mr. Rao Yong, Mr. Zhang Yizhao and Mr. Liu Xuesheng.

* *For identification purposes only*