Kaisa Prosperity Holdings Limited
佳兆業美好集團有限公司
(Incorporated in the Cayman Islands with limited liability)
(Stock Code: 2168)

POSITIVE PROFIT ALERT

This announcement is made by Kaisa Prosperity Holdings Limited (the "**Company**", together with its subsidiaries as the "**Group**") pursuant to Rule 13.09(2) of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the "**Listing Rules**") and Part XIVA of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong).

The board (the "**Board**") of directors (the "**Directors**") of the Company wishes to inform the shareholders (the "**Shareholders**") of the Company and potential investors that, based on the preliminary assessment of the information currently available to the Company and the unaudited consolidated management accounts of the Group for the year ended 31 December 2019 (the "**FY2019**"), it is expected that the Group will record an increase by more than 190% in its consolidated net profit attributable to owners of the Company for the FY2019 as compared to same in 2018 (the year ended 31 December 2018 (the "**FY2018**"): RMB54.1 million). Such increase was mainly attributable to (1) the increase in gross floor area of properties under management by the Group for the FY2019; (2) the growth in revenue arising from the increase in volume of services provided by the Group for the pre-delivery and consulting services in the FY2019; (3) the growth in revenue from community value-added services in the FY2019; (4) the absence of non-recurring listing expenses of approximately RMB30.2 million incurred in the FY2018; and (5) the return of approximately RMB11.0 million income tax arising from the declaration of special dividend in the FY2018 due to tax incentive in the FY2019.

The Company is still in the process of finalising the annual results of the Group for the FY2019. The information contained in this announcement is only based on the preliminary assessment of the information currently available to the Company and the unaudited consolidated management accounts of the Group, which has not been reviewed or audited by the Company's auditors and may be subject to adjustments. Shareholders and potential investors of the Company should read the announcement of the Company in relation to the results of the Group for the FY2019, which is expected to be published before the end of March 2020.

Shareholders and potential investors of the Company are advised to exercise caution when dealing in the shares of the Company.

By Order of the Board
KAISA PROSPERITY HOLDINGS LIMITED
Liao Chuanqiang
Chairman and Executive Director

Hong Kong, 4 March 2020

As at the date of this announcement, the board of the Company comprises Mr. LIAO Chuanqiang, Ms. GUO Li, Mr. WENG Hao and Mr. WU Jianxin as executive directors; Mr. LIU Hongbai, Ms. MA Xiumin and Mr. CHEN Bin as independent non-executive directors.