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 six months ended 30 June 2020, the unaudited consolidated net profit attributable to owners of the Company and the unaudited adjusted profit (excluding share-based compensation) for the six months ended 30 June 2020 are expected to record an increase by more than 30% and 40% respectively as compared to the corresponding period in 2019 (unaudited consolidated net profit attributable to owners of the Company and adjusted profit for the six months ended 30 June 2019 were RMB90.7 million and RMB91.6 million respectively). Such increase was mainly attributable to (1) the increase in gross floor area of properties under management by the Group for the six months ended 30 June 2020; (2) consolidation of the financial results upon the completion of acquisition of 60% and 51% equity interest in Jiaxing Dashu Property Management Company Limited* (嘉興大樹物業管理有限公司) and Jiangsu Hengyuan Property Management Company Limited* (江蘇恒源物業管理有限公司), respectively; and (3) the growth in revenue from smart solution services for the six months ended 30 June 2020.

* *For identification purpose only*

The Company is still in the process of finalising the interim results of the Group for six months ended 30 June 2020. 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 interim results of the Group for the six months ended 30 June 2020, which is expected to be published before the end of August 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

Hong Kong, 31 July 2020

As at the date of this announcement, the executive Directors are Mr. Liao Chuanqiang, Ms. Guo Li, Ms. Kwok Hiu Ting, Mr. Li Haiming and Mr. Wu Jianxin; and the independent non-executive Directors are Mr. Liu Hongbai, Ms. Ma Xiumin and Mr. Chen Bin.