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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 2020

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 2020.

The Group together with its joint ventures and associates recorded contracted sales of approximately RMB9,535 million in July 2020, representing a year-on-year increase of approximately 78.3%. Contracted gross floor area (the “**GFA**”) in July 2020 amounted to approximately 561,279 sq.m. representing a year-on-year increase of approximately 50.3%. The average selling price (the “**ASP**”) for July 2020 was approximately RMB16,988 per sq.m., representing a year-on-year increase of approximately 18.6%.

The total contracted sales of the Group for the seven months ended 31 July 2020 amounted to approximately RMB45,567 million with the total contracted GFA of approximately 2,680,312 sq.m., representing an increase of approximately 13.8% and 14.8% as compared with corresponding period in 2019, respectively. The ASP for the seven months ended 31 July 2020 amounted to approximately RMB17,001 per sq.m., representing a decrease of approximately 0.9% as compared with the corresponding period in 2019.

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, 10 August 2020

As at the date of this announcement, the executive Directors are Mr. Kwok Ying Shing, Mr. Sun Yuenan, Mr. Mai Fan, Mr. Li Haiming and Mr. Kwok Hiu Kwan; 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*