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 the Inside Information Provisions (as defined in the Listing Rules) under 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 of the Company (the "**Shareholders**") 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 2020 (the "**FY2020**"), the unaudited profit and the adjusted profit (excluding share-based compensation) of the Group for the FY2020 are expected to record an increase of not less than 35% and 45%, respectively, as compared to that for the year ended 31 December 2019. Such increases were mainly attributable to (1) the increase in gross floor area of properties under management by the Group for the FY2020; (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 FY2020; and (3) the growth in revenue from smart solution services in the FY2020.

As at the date of this announcement, the Company is still in the process of finalising the annual results of the Group for the FY2020. 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 for the FY2020 which have not been finalised, reviewed or audited by the Company's independent auditors or the Audit Committee of the Company and may be subject to adjustments. The actual annual results for the FY2020 may differ from what is disclosed in this announcement. Shareholders and potential investors of the Company should read the announcement of the Company in relation to the annual results of the Group for the FY2020, which is expected to be published before the end of March 2021.

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

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

Hong Kong, 4 March 2021

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