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 "**SFO**").

The board of directors (the "**Board**") of the Company wishes to inform 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 2021, the unaudited consolidated net profit of the Group and the unaudited profit attributable to the owners of the Company for the six months ended 30 June 2021 are both expected to record an increase by more than 70%, as compared to that for the corresponding period in 2020. 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 2021; (2) the growth in revenue arising from the increase in volume of services provided by the Group for the pre-delivery and consulting services for the six months ended 30 June 2021; (3) the growth in revenue from community value-added services for the six months ended 30 June 2021; and (4) consolidation of the financial results upon the completion of acquisition of 60% equity interest in Zhejiang Ruiyuan Property Management Co., Ltd.* (浙江瑞源物業管理有限公司) as disclosed in the announcement dated 27 December 2020.

The Company is still in the process of finalising the interim results of the Group for the six months ended 30 June 2021. 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 six months ended 30 June 2021, which have not been reviewed or audited by the Company's auditors or the audit committee of the Company and may be subject to adjustments. The actual results of the Group for the six months ended 30 June 2021 may differ from what are disclosed in this announcement. 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 2021, which is expected to be published before the end of August 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, 29 July 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.

* *For identification purpose only and should not be regarded as the official English translation of the Chinese names. In the event of any inconsistency, the Chinese names shall prevail.*