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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)

VOLUNTARY ANNOUNCEMENT BUSINESS UPDATE

This announcement is made by Kaisa Group Holdings Ltd. (the “**Company**”, together with its subsidiaries, the “**Group**”) on a voluntary basis.

The Company is pleased to announce that it has entered into a strategic co-operation agreement with China Merchants Shekou Industrial Zone Holdings Co., Ltd. (招商局蛇口工業區控股股份有限公司) (“**China Merchants Shekou**”) and China Great Wall Asset Management Co., Ltd (中國長城資產管理股份有限公司) (“**China Great Wall**”).

China Merchants Shekou is a company listed on the Shenzhen Stock Exchange (stock code: 1979). China Merchants Shekou is a flagship company of China Merchants Group’s urban integrated development and operation sector. The core intellectual property of China Merchants Shekou are industrial development zones, centralized commerce, China Merchants Property Operation and cruises. It strives to build a “Better Life Circle” diverse service system with business covering over 110 cities and regions in the world.

China Great Wall was jointly established by the Ministry of Finance of the People’s Republic of China, the National Council for Social Security Fund and China Life Insurance (Group) Company. It specialises in integrated financial services in areas such as distressed asset acquisitions and management, asset management as well as other equity.

The parties to the agreement agree to co-operate by leveraging on their respective strengths, including (i) the Group’s urban renewal reserves in core cities in the Greater Bay Area such as Shenzhen, Guangzhou, Dongguan and Foshan; (ii) China Merchants Shekou’s expertise in comprehensive advantages of communities, commercial and industrial parks development; and (iii) China Great Wall’s strength in asset management and integration of industry and finance.

The co-operation will include but not limited to joint venture arrangements and asset acquisitions under the general principle that the parties all agree that they shall choose each other as preferred cooperative partners when it comes to a new business opportunity; as long as it is in compliance with the relevant laws and regulations. In addition to property development, the parties to the agreement shall discuss and strengthen their cooperation in cultural tourism, ferry and other businesses in the Greater Bay Area.

The Company considers that entering into the agreement is conducive to realising the Group's core value in the Greater Bay Area, promoting the transformation of urban renewal projects, revitalising the assets of commercial and residential projects, and alleviating short-term liquidity difficulties.

A special working group will be set up for the implementation of the strategic cooperation contemplated under the agreement.

At the request of the Company, trading in the shares of the Company has been suspended with effect from 9:00 a.m. on Friday, 1 April 2022 pending publication of the annual results for the year ended 31 December 2021.

Any co-operation under the co-operation agreement is subject to entering into individual legally binding agreement(s). Holders of the Company's securities and potential investors are advised to exercise caution when dealing in the securities of the Company.

By Order of the Board
KAISA GROUP HOLDINGS LTD.
Kwok Ying Shing
Chairman and Executive Director

Hong Kong, 5 April 2022

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*