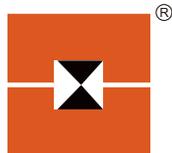


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KAISA GROUP HOLDINGS LTD.

佳兆業集團控股有限公司*

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 1638)

QUARTERLY UPDATE

This announcement is made by Kaisa Group Holdings Ltd. (the “**Company**”, together with its subsidiaries, the “**Group**”) under Rule 13.24A of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “**Stock Exchange**”).

ANNUAL RESULTS FOR 2021

Due to the wave of COVID-19 outbreak in March which resulted in a mandatory lockdown of the Company’s headquarters and the subsequent city-wide lockdown in Shenzhen and other cities, the audit process has been delayed. The Company announced its change of auditor on 27 June 2022. The new auditor has commenced audit work in July 2022. Barring any further outbreak of COVID-19 or the implementation of COVID-19 restrictions across the PRC or any significant changes to the business environment of the property sector in the PRC (including the implementation of any measures, policies and directions by the relevant government authorities), the Company will strive to publish its 2021 annual results by the end of October 2022.

RESTRUCTURING PROGRESS

Since 2022, the Company has been working with its advisors with a view of formulating a solution for the benefit of all stakeholders and to ease its liquidity. It has also entered into constructive dialogue with its creditors to facilitate the formulation of a value preserving consensual solution.

The Group has made progress onshore. The Group has entered into arrangements with certain onshore financial institutions to extend the term of certain of its existing borrowings. In addition, brand partners have been introduced to support the construction and sales of certain projects. In April 2022, the Group 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) and China Great Wall Asset Management Co., Ltd (中國長城資產管理股份有限公司). In June 2022, the Group has also entered into agreements with certain members of the CITIC Group in relation to a disposal of the Group's inventory located in Shenzhen and a restructuring arrangement in connection with certain of the Group's projects.

The Company will continue the dialogue with creditors and announce updated information on its restructuring progress and proposals in due course.

At the request of the Company, the trading in the shares of the Company on the Stock Exchange has been suspended with effect from 9:00 a.m. on 1 April 2022. Trading in the shares of the Company will remain suspended until further notice.

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

Hong Kong, 25 July 2022

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