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KAISA CAPITAL INVESTMENT HOLDINGS LIMITED

佳兆業資本投資集團有限公司

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 936)

PROFIT WARNING

This announcement is made by Kaisa Capital Investment Holdings Limited (the “**Company**”, together with its subsidiaries, the “**Group**”) pursuant to Rule 13.09 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 under the Listing Rules) under Part XIVA of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong).

The board of directors (the “**Board**”) of the Company hereby informs the shareholders of the Company (the “**Shareholders**”) and potential investors that, based on a preliminary assessment of the unaudited consolidated management accounts of the Group for the year ended 31 December 2024 and the information currently available to the Board, the Group is expected to record a net loss in a range of approximately HK\$108 million to approximately HK\$118 million for the year ended 31 December 2024 as compared to the net profit of approximately HK\$5 million for the year ended 31 December 2023. Such change from net profit to net loss for the year ended 31 December 2024 is mainly due to an impairment of property under development to approximately HK\$115 million.

The Company is still in the process of finalising the annual results of the Group for the year ended 31 December 2024. The information contained in this announcement is only based on the unaudited consolidated management accounts of the Group for the year ended 31 December 2024 and the information currently available to the Group, which have not been audited or reviewed by the auditors of the Company, nor reviewed by the audit committee of the Company. Details of the financial results of the Group will be disclosed in the Group’s annual results announcement for the year ended 31 December 2024 which will be published in due course pursuant to the requirements of the Listing Rules. Shareholders and potential investors are advised to read the financial results announcement carefully when it is published.

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

By order of the Board
Kaisa Capital Investment Holdings Limited
Kwok Ying Shing
Chairman and Executive Director

Hong Kong, 14 March 2025

As at the date of this announcement, the Board comprises Mr. Kwok Ying Shing (Chairman), Mr. Zheng Wei and Ms. Lee Kin Ping Gigi as executive Directors; and Mr. Xu Xiaowu, Mr. Li Yongjun and Mr. Diao Yingfeng as independent non-executive Directors.