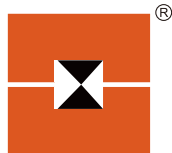


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KAISA GROUP HOLDINGS LTD.

佳兆業集團控股有限公司*

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 1638)

PROFIT WARNING

This announcement is made by Kaisa Group Holdings Ltd. (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 and Part XIVA of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong).

Based on the preliminary assessment of the unaudited management accounts of the Group for the six months ended 30 June 2025 (the “**Period**”) and the information currently available, it is expected that the Group will record both net loss and a net loss attributable to owners of the Company of not more than RMB11.0 billion for the Period, compared to RMB9.0 billion and RMB9.1 billion respectively for the six months ended 30 June 2024. The expected increase in the net loss and the net loss attributable to owners of the Company is mainly due to (i) a decrease in recognised revenue resulting from a decrease in the delivery of properties; and (ii) an increase in the impairment provision for property projects.

As at the date of this announcement, the consolidated results of the Group for the Period have not yet been finalised. The information contained in this announcement is based only on the preliminary assessment by the Board based on the information currently available, including the unaudited consolidated management accounts of the Company for the Period, which have not been audited, confirmed or reviewed by the Company’s independent auditors or the audit committee of the Company.

Shareholders and potential investors are advised to read carefully the results announcement of the Company for the Period, which will be published on 28 August 2025.

* For identification purposes only

Holders of securities 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 GROUP HOLDINGS LTD.
Kwok Ying Shing
Chairman and Executive Director

Hong Kong, 21 August 2025

As at the date of this announcement, the executive Directors are Mr. Kwok Ying Shing, Mr. Mai Fan, Mr. Li Haiming, Mr. Kwok Hiu Kwan, Ms. Luo Tingting, Mr. Song Wei and Mr. Liu Lihao; and the independent non-executive directors are Mr. Rao Yong, Mr. Zhang Yizhao, Mr. Liu Xuesheng and Mr. Li Dapeng.