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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)

SETTLEMENT AND COMPLETION OF CONSENT SOLICITATION
Relating to the Notes

References are made to the announcements of the Company dated December 2, 2025, December 17, 2025, December 28, 2025, January 16, 2026, January 23, 2026, February 6, 2026, February 24, 2026 and March 15, 2026 (the "**Announcements**") and the consent solicitation statement dated December 2, 2025 (the "**Original Consent Solicitation Statement**") as supplemented by a supplemental consent solicitation statement dated January 23, 2026 (the "**Supplemental Consent Solicitation Statement**" and together with the Original Consent Solicitation Statement, the "**Consent Solicitation Statement**") in relation to the Consent Solicitation. Capitalized terms used in this announcement shall have the same meaning ascribed to them in the Announcements and the Consent Solicitation Statement.

EXECUTION OF THE SUPPLEMENTAL INDENTURES AND PAYMENT OF THE CONSENT FEE

Upon receipt of the Requisite Consents, the Supplemental Indentures with respect to the Notes have been executed on March 17, 2026 by the Company, the Subsidiary Guarantors and the Trustee, and delivered to the Trustee. The Proposed Amendment has become effective and binding on all Holders of the relevant Series of the Notes, including non-consenting Holders. The Company has also made payment of the Consent Fee in relation to the Consent Solicitation. As such, the Proposed Amendment and the Supplemental Indentures have become operative.

NOTICE OF SPECIAL RECORD DATE FOR THE PAYMENT OF THE DECEMBER 2025 CASH INTEREST AMOUNT

Pursuant to the terms of the Notes, interest not paid when due will be paid to the Persons (as defined in the Indentures as supplemented by the Supplemental Indentures) that are Holders on a special record date, which will be the 15th day preceding the date fixed by the Company for the payment of such interest, whether or not such day is a Business Day (as defined in the Indentures as supplemented by the Supplemental Indentures), and at least 15 days before a special record date, the Company will send to each Holder and to the Trustee a notice that sets forth the special record date, the payment date and the amount of interest to be paid. The Company has delivered a separate notice to the Holders and the Trustee in respect of each Series of the Notes on the special record date, the payment date and the amount of interest to be paid.

The Company hereby announces that the special record date for the payment of the December 2025 Cash Interest Amount (as defined in the Indentures as supplemented by the Supplemental Indentures) (the aggregate amount being US$23,445,735, or HK$182,876,733 at the Fixed Exchange Rate) is set at April 1, 2026 (the "**Special Record Date**") and the December 2025 Cash Interest Amount (as defined in the Indentures as supplemented by the Supplemental Indentures) is expected to be made by way of the allotment and issuance of the December 2025 Interest Payment Shares on April 16, 2026 (the date of such allotment and issuance, the "**Payment Date**").

Pursuant to the Indentures as supplemented by the Supplemental Indentures, the Company's obligation in relation to the payment of the PIS Interest (as defined in the Indentures as supplemented by the Supplemental Indentures) by way of issuance of the December 2025 Interest Payment Shares shall be deemed fulfilled once it has procured in the entry of the name of HSBC Nominees (as the nominee of the Common Depositary for the accounts of Euroclear) and Citi Nominees (as the nominee of the Common Depositary for the accounts of Clearstream) in the Company's register of members. The Company will arrange for physical definitive share certificates to be issued in the name of HSBC Nominees and Citi Nominees respectively. Euroclear and Clearstream will then arrange deposit of such physical definitive share certificates into the CCASS and distribute the relevant December 2025 Interest Payment Shares to Holders on the Special Record Date by depositing such December 2025 Interest Payment Shares to the same Clearing System accounts through which such holders' Notes are held. The Company shall not have any obligation to deliver a physical definitive share certificate to any holder of the Notes.

The allotment and issuance of the December 2025 Interest Payment Shares by the Company on the Payment Date shall satisfy the Company's obligation of paying PIS Interest (as defined in the Indentures as supplemented by the Supplemental Indentures) for the December 2025 Cash Interest Amount (as defined in the Indentures as supplemented by the Supplemental Indentures) under each Series of the Notes.

GENERAL

All documentation relating to the Consent Solicitation, including any updates are available via the following website: https://deals.is.kroll.com/kaisa-consent.

THIS ANNOUNCEMENT IS NOT AN OFFER TO PURCHASE, A SOLICITATION OF AN OFFER TO PURCHASE, OR A SOLICITATION OF AN OFFER TO SELL, THE NOTES.

SHAREHOLDERS, HOLDERS OF THE NOTES AND POTENTIAL INVESTORS SHOULD EXERCISE CAUTION WHEN DEALING IN THE NOTES OF THE COMPANY AND THE NOTES.

On behalf of the Board
KAISA GROUP HOLDINGS LTD.
Kwok Ying Shing
Chairman and Executive Director

Hong Kong, March 17, 2026

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

* *For identification purposes only*