KAISA GROUP HOLDINGS LTD.
佳兆業集團控股有限公司*

(Incorporated in the Cayman Islands with limited liability)
(於開曼群島註冊成立的有限公司)
(Stock Code 股份代號：1638)

29 April 2026

Dear non-registered shareholder(s),

Kaisa Group Holdings Ltd. (the "Company")
– Notice of Publication of Annual Report 2025 (the "Current Corporate Communication")

The Current Corporate Communication of the Company has been published in English and Chinese languages and is available on the website of the Company at www.kaisagroup.com and website of HKEXnews at www.hkexnews.hk. For the shareholders who have selected to receive the Company's corporate communications (the "**Corporate Communications**")*(Note)* in printed version, enclosed is the Current Corporate Communication of the Company in both English and Chinese versions. If you have any difficulty in receiving or gaining access to the Current Corporate Communication posted on the Company's website for any reason, please send your request (specifying your name, address and request) by email at IR1638@kaisagroup.com or by notice in writing to the Company's Hong Kong share registrar (the "**Share Registrar**"), Computershare Hong Kong Investor Services Limited, at 17M Floor, Hopewell Centre, 183 Queen's Road East, Wan Chai, Hong Kong. The Company will promptly upon receipt of your request send the Current Corporate Communication to you in printed form free of charge.

Arrangement of Electronic Dissemination of Corporate Communications

Pursuant to Rule 2.07 of the Rules Governing The Listing of Securities on The Stock Exchange of Hong Kong Limited (the "**Listing Rules**"), the Company is writing to inform you that the Company has adopted electronic dissemination of Corporate Communications. Please note that both the English and Chinese versions of all future Corporate Communications will be available electronically on the Company's website at www.kaisagroup.com and the HKEXnews website at www.hkexnews.hk in place of printed copies.

As a non-registered shareholder, if you wish to receive corporate communications from the Company pursuant to the Listing Rules, you should liaise with your bank(s), broker(s), custodian(s), nominee(s) or HKSCC Nominees Limited through which your shares are held (collectively, the "Intermediaries") and provide your email address to your Intermediaries.

If the Company does not receive your functional email address from the Intermediaries, until such time that the functional email address is provided to the Intermediaries, you may (i) be unable to receive any notifications regarding the publication of Corporate Communications; and (ii) need to proactively check the Company's website and the HKEXnews website to keep up with the publication of Corporate Communications.

If you want to receive future Corporate Communications in printed form, please complete and return the enclosed Reply Form to the Share Registrar, at 17M Floor, Hopewell Centre, 183 Queen's Road East, Wan Chai, Hong Kong or send an email to IR1638@kaisagroup.com specifying your name, address and request to receive future Corporate Communications in printed form.

Should you have any queries relating to this letter, please contact the Company by sending an email to IR1638@kaisagroup.com.

By Order of the Board
Kaisa Group Holdings Ltd.
Kwok Ying Shing
Chairman and Executive Director

Note: Corporate Communications refer to any documents issued or to be issued by the Company for the information or action of holders of any of its securities, including but not limited to (a) the directors' report, its annual accounts together with a copy of the auditors' report and, where applicable, its summary financial report; (b) the interim report and, where applicable, its summary interim report; (c) a notice of meeting; (d) a listing document; (e) a circular and (f) a proxy form.

* *For identification purposes only*

各位非登記股東：

佳兆業集團控股有限公司*(「**本公司**」)
– 2025年報(「本次公司通訊」)之發佈通知

本公司的本次公司通訊備有中、英文版本，並已上載於本公司網站www.kaisagroup.com和披露易網站www.hkexnews.hk，歡迎瀏覽。若　閣下之前選擇收取本公司公司通訊(「**公司通訊**」)*(附註)*之印刷版本，現向　閣下奉上英文及中文版本的本次公司通訊。　閣下若因任何理由以致在收取或接收載於本公司網站上的本次公司通訊出現困難，　閣下可將要求(註明　閣下的姓名、地址及要求)以電郵方式發送到IR1638@kaisagroup.com或以書面方式郵寄至本公司的香港股份過戶登記處(「**股份過戶處**」)香港中央證券登記有限公司，地址為香港灣仔皇后大道東183號合和中心17M樓。本公司將於接到　閣下通知後，儘快向　閣下免費發送有關本次公司通訊的印刷本。

以電子方式發佈公司通訊之安排

根據香港聯合交易所有限公司證券上市規則(「**上市規則**」)第2.07條，現謹此通知　閣下，本公司已採用以電子方式發佈公司通訊之安排。請注意，所有未來公司通訊的英文版和中文版將在本公司網站www.kaisagroup.com和披露易網站www.hkexnews.hk上提供，以代替印刷本。

作為非登記股東，如有意根據《上市規則》收取公司通訊，　閣下應聯絡代　閣下持有股份的銀行、經紀、託管商、代理人或香港中央結算(代理人)有限公司(統稱「中介公司」)，並向　閣下的中介公司提供　閣下的電子郵件地址。

如果本公司沒有從中介公司收到　閣下的有效電子郵件地址，直至中介公司收到　閣下有效的電子郵件地址前，　閣下或將(i)無法收到任何有關發佈公司通訊的通知；及(ii)需要主動查看本公司網站和披露易網站以留意公司通訊的發佈。

若　閣下希望收取未來公司通訊之印刷版，請填妥隨附之回條並交回股份過戶處，地址為香港灣仔皇后大道東183號合和中心17M樓或發送電子郵件至IR1638@kaisagroup.com，並註明　閣下的姓名、地址，以及收取未來公司通訊印刷版的要求。

如　閣下對本函件有任何疑問，請發送電郵至IR1638@kaisagroup.com查詢。

承董事會命
佳兆業集團控股有限公司
主席兼執行董事
郭英成

2026年4月29日

附註：公司通訊是指本公司為向其任何證券持有人提供資訊或提醒其採取行動而發佈或將要發佈的任何文件，包括但不限於(a)董事報告、年度帳目以及審計報告副本以及(如適用)財務摘要報告；(b)中期報告及其中期報告摘要(如適用)；(c)會議通知；(d)上市文件；(e)通函；及(f)委任表格。

* *僅供識別*

CCS4463 KSGH_NRH

REPLY FORM 回條

To: **Computershare Hong Kong Investor Services Limited**
(the "Share Registrar")
17M Floor, Hopewell Centre
183 Queen's Road East, Wan Chai, Hong Kong

致： **香港中央證券登記有限公司**
(「股份過戶處」)
香港灣仔皇后大道東183號
合和中心17M樓

REMINDER 提示

As a non-registered shareholder, if you wish to receive Corporate Communications# from the Company pursuant to the Listing Rules, you should liaise with your bank(s), broker(s), custodian(s), nominee(s) or HKSCC Nominees Limited through which your shares are held (collectively, the "Intermediaries") and provide your email address to your Intermediaries.

作為非登記股東，如有意根據《上市規則》收取公司通訊#，　閣下應聯絡代　閣下持有股份的銀行、經紀、托管商、代理人或香港中央結算(代理人)有限公司(統稱「中介公司」)，並向　閣下的中介公司提供　閣下的電子郵件地址。

Request for Corporate Communications# in printed form/要求收取公司通訊#印刷版

(Please mark "✓" in the below box if applicable) (如適用，請在以下方格內劃上「✓」號)

Name of the listed company (the "**Company**"): **Kaisa Group Holdings Ltd.**
上市公司(「**本公司**」)名稱： **佳兆業集團控股有限公司***

☐ I/We would like to receive future Corporate Communications# in printed form.
本人／我們欲收取未來公司通訊#的印刷版。

Name(s) of Non-registered holder(s):
非登記股東姓名： _____
(Please use ENGLISH BLOCK LETTERS 請用**英文正楷**填寫)

Signature(s):*(Note 3)*
簽名： *(附註3)* _____

Contact number:
聯絡電話號碼： _____

Date:
日期： _____

Notes:
附註：

1. *This Reply Form is addressed to non-registered holder(s) ("Non-registered holder" means such person or company whose shares are held in The Central Clearing and Settlement System (CCASS) and who has notified the Company from time to time through Hong Kong Securities Clearing Company Limited that such person or company wishes to receive Corporate Communications#).*
   此回條乃向本公司之非登記股東(「非登記股東」指股份存放于中央結算及交收系統的人士或公司，已透過香港中央結算有限公司不時向本公司發出通知，表示欲收取公司通訊#)發出。
2. *Please complete all your details clearly.*
   請　閣下清楚填妥所有資料。
3. *Any form with no box marked (✓), with no signature or otherwise incorrectly completed will be void.*
   如在本表格未有在方格內劃上「✓」號、或未有簽署、或在其他方面填寫不正確，則本表格將會作廢。
4. *For the avoidance of doubt, the Company does not accept any other instructions given on this Reply Form.*
   為免存疑，在本回條上的任何額外指示，本公司將不予處理。

* *For identification purposes only 僅供識別*

\# *Unless otherwise specified, Corporate Communications refer to any documents issued or to be issued by the Company for the information or action of holders of any of its securities, including but not limited to the annual report, interim report, notice of meeting, circular and proxy form.*
除非另有註明，公司通訊乃指本公司已發出或將予發出以供其任何證券的持有人參照或採取行動的任何文件，其中包括但不限于年報、中期報告、會議通告、通函及代表委任表格。

PERSONAL INFORMATION COLLECTION STATEMENT
收集個人資料聲明

(i) "Personal Data" in this statement has the same meaning as "personal data" in the Personal Data (Privacy) Ordinance, Chapter 486 of the Laws of Hong Kong ("**PDPO**").
本聲明中所指的「個人資料」與香港法例第486章《個人資料(私隱)條例》(「**《私隱條例》**」)中「個人資料」的涵義相同。

(ii) Your Personal Data provided in this Reply Form will be used in connection with the Company's electronic dissemination of Corporate Communications#. Your supply of Personal Data to the Company is on a voluntary basis. In case of a failure to provide sufficient information, the Company may not be able to process your instructions and/or requests as stated in this Reply Form.
閣下於本回條所提供的個人資料將用於有關本公司以電子方式發佈公司通訊#的事宜上。　閣下是自願向本公司提供個人資料。若　閣下未能提供足夠資料，本公司可能無法處理　閣下在本回條上所述的指示及／或要求。

(iii) Your Personal Data may be disclosed or transferred by the Company to its subsidiaries, the Share Registrar, and/or other companies or bodies for any of the stated purposes, or when it is required to do so by law and will be retained for such period as may be necessary for our verification and record purposes.
本公司可就任何所說明的用途或在法例規定的情況下，將　閣下的個人資料披露或轉移給本公司的附屬公司、股份過戶處、及／或其他公司或團體，並將在適當期間保留該等個人資料作核實及紀錄用途。

(iv) You have the right to request access to and/or correction of your Personal Data in accordance with the provisions of the PDPO. Any such request for access to and/or correction of your Personal Data should be in writing, by mail to the Hong Kong Privacy Officer of the Share Registrar at 17M Floor, Hopewell Centre, 183 Queen's Road East, Wan Chai, Hong Kong or by email at PrivacyOfficer@computershare.com.hk.
閣下有權根據《私隱條例》的條文查閱及／或修改　閣下的個人資料。任何該等查閱及／或修改個人資料的要求均須以書面方式郵寄至股份過戶處(地址為香港灣仔皇后大道東183號合和中心17M樓)向香港隱私主任提出，或發送電郵至PrivacyOfficer@computershare.com.hk。

Mailing Label 郵寄標籤

Computershare Hong Kong Investor Services Limited
香港中央證券登記有限公司
Freepost No. 簡便回郵號碼：37
Hong Kong 香港

Please cut the mailing label and stick it on an envelope to return this form to us.
No postage is necessary if posted in Hong Kong.

當　閣下寄回此回條時，請將郵寄標籤剪貼於信封上。
如在本港投寄，　閣下無需支付郵費或貼上郵票。