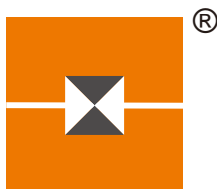


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Kaisa Prosperity Holdings Limited

佳兆業美好集團有限公司

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 2168)

GRANT OF SHARE AWARDS

This announcement is made pursuant to Rules 17.06A, 17.06B and 17.06C of the Listing Rules.

GRANT OF SHARE AWARDS

The Board announces that on 25 August 2026, the Company granted a total of 15,411,000 Share Awards, comprising (i) 13,715,790 Share Awards to the Employee Participants; and (ii) 1,695,210 Share Awards to Related Entity Participants, subject to the acceptance of such grantees of the Share Awards, under the 2026 Share Scheme. A summary of such grant is set out below:

Date of grant	:	25 August 2026
Total number of Share Awards granted	:	15,411,000
Purchase price of the Share Awards granted	:	Nil
Closing price of the Shares on the Date of Grant	:	HK\$1.02 per Share

Vesting of the Share Awards : In respect of the Share Awards granted to the Employee Participants, the Share Awards shall vest on the Date of Grant, but with a total vesting and holding period of more than 12 months, details of which are set out in the section headed “Lock-up period” below.

In respect of the Share Awards granted to the Related Entity Participants, the Share Awards shall vest on 25 August 2027 (being the first anniversary of the Date of Grant), after which the Share Awards shall be subject to the same holding period arrangement as set out in the section headed “Lock-up period” below.

Lock-up Period : The Award Shares obtained by the Grantees upon vesting will be subject to a holding or lock-up period commencing from the relevant vesting date until the relevant expiry date as set out below:

**Proportion
of the Share
Awards
granted**

Expiry of holding or lock-up period

40%	the first trading day following the date of publication of the audited annual results for the year ending 31 December 2027, subject to the provisions in the section headed “Performance targets” below
30%	the first trading day following the date of publication of the audited annual results for the year ending 31 December 2028, subject to the provisions in the section headed “Performance targets” below
30%	the first trading day following the date of publication of the audited annual results for the year ending 31 December 2029, subject to the provisions in the section headed “Performance targets” below

- Performance targets : No performance targets are attached to the vesting of the Share Awards granted, but the expiry of the holding or lock-up period of the relevant Share Awards is conditional upon the achievement of certain performance targets by the Group and/or the relevant Grantee(s) unless otherwise waived by any one of the Directors.
- Clawback mechanism : In the event that any circumstances as specified in the rules of the 2026 Share Scheme and/or the respective grant letter arise, which include among others, the termination of the relevant Grantee's employment or service by the Company or any of its subsidiaries for cause, any Award Shares (whether or not vested) would be subject to clawback by the Company, unless otherwise determined by the Board. In addition, any Award Shares in respect of which the holding or lock-up period has not expired at the time of termination of employment will be clawed back by the Company.

Details of the Share Awards granted are as follows:

Name	Position	Number of Share Awards granted	Approximate percentage of the total number of Shares in issue (excluding treasury shares) ^(Note 1)
(1) Employee Participants			
– Directors			
Mr. KWOK Ying Shing	Executive Director and Chairman	154,110	0.1%
Mr. LIU Lihao	Executive Director and Vice Chairman	154,110	0.1%
Mr. LIAO Chuanqiang	Executive Director and Chief Executive Officer	154,110	0.1%
Mr. KWOK Hiu Kwan	Executive Director	154,110	0.1%
Ms. MOU Zhaohui	Executive Director	154,110	0.1%
Mr. ZHAO Jianhua	Executive Director	154,110	0.1%
– 20 Employees		12,791,130	8.3% ^(Note 2)
(2) 11 Related Entity Participants		1,695,210	1.1% ^(Note 3)
Total		15,411,000	10.0%

Notes:

1. Based on the total number of 154,110,000 issued Shares as at the date of this announcement.
2. None of the Grantees is a participant with options and awards granted and to be granted in the 12-month period up to and including the Date of Grant exceeding the 1% individual limit under Rule 17.03D(1) of the Listing Rules.
3. None of the Grantees is a Related Entity Participant with options and awards granted and to be granted in the 12-month period up to and including the Date of Grant exceeding 0.1% limit of the total number of issued Shares (excluding treasury shares) such that disclosure on an individual basis would be required under Rule 17.06A(2)(c) of the Listing Rules.

REASONS FOR AND BENEFITS OF THE GRANT

The purpose of the aforesaid grant of the Share Awards is to give the Grantees an opportunity to have a personal stake in the Company, to help motivate them in optimising their performance and efficiency and to attract and retain the Grantees whose contributions are important to the long-term growth of the Group. The Board considers that the grant of the Share Awards is in line with the purpose of the 2026 Share Scheme.

The Grantees who are Related Entity Participants are directors and/or employees of the holding companies and fellow subsidiaries of the Company. They have contributed to the Group's growth and development by referring or introducing opportunities and contributed to the Group's strategic development, operational management and business expansion as well as supported the promotion and business development of the Group's property management related businesses. They make positive impact (including support, assistance, guidance, advice, efforts and/or contributions) on the Group's business development and growth and possess the necessary skills, knowledge and experience to support the Group's strategic development, operational management and business expansion, including facilitating business cooperation and partnership opportunities in the property management sector. The Directors (including the independent non-executive Directors) consider the Related Entity Participants are important to the future growth and business development of the Group and the grant of Share Awards to the Related Entity Participants can motivate them in optimising their performance and efficiency, secure their engagement, enhance their commitment to the business of the Group and encourage them to work towards the interests of the Group, which is in line with the purpose of the 2026 Share Scheme. As such, the Board is of the view that the grant of Share Awards to the Related Entity Participants aligns with the purpose of the 2026 Share Scheme and the long-term interests of the Company and shareholders of the Company.

VESTING ARRANGEMENT AND PERFORMANCE TARGETS

The Remuneration Committee and the Board are of the view that the abovementioned vesting arrangement (and in particular, the immediate vesting of the Share Awards granted to the Employee Participants but with an extended holding or lock-up period) with no performance target attached to the vesting (but with the expiry of the holding or lock-up period of the relevant Share Awards being conditional upon the achievement of certain performance targets by the Group and/or the relevant Grantee(s) unless otherwise waived by any one of the Directors) is appropriate considering that such arrangement can (a) show the Company's sincerity to retain talents in order to boost the morale of the employees and build a strong bond between the Group and its employees, through providing the Employee Participants with instant ownership of the Shares and immediate recognition of their past contributions; (b) encourage retention beyond the vesting as the Grantees are incentivised to stay with the Company for an extended period to fully benefit from their equity, aligning their interests with the Company's long-term success; and (c) ensure that the Grantees are committed to

the Company's performance over time as the holding period reinforces the notion that they should focus on the Company's long-term growth rather than short-term gains, which align the interests with those of the shareholders of the Company.

In addition, the clawback mechanism for Award Shares in place effectively controls the ownership of the Award Shares. In particular, any Award Shares in respect of which the holding or lock-up period has not expired at the time of termination of employment will be clawed back by the Company. Accordingly, the combination of such clawback mechanism and holding or lock-up period shall be equivalent to time-based vesting criteria in practice and such arrangement shall better serve the purpose of talent retention in response to changing market conditions and industry competition on talent recruitment.

Therefore, the Remuneration Committee and the Board are of the view that such arrangement aligns with the purpose of the 2026 Share Scheme.

LISTING RULES IMPLICATIONS

Pursuant to Rule 17.04(1) of the Listing Rules, any grant of options or awards to a director, chief executive or substantial shareholder of a listed issuer, or any of their respective associates, under a scheme of the listed issuer must be approved by the independent non-executive directors of the listed issuer (excluding any independent non-executive director who is the grantee of the options or awards).

The proposed grant to each of the above directors had been approved by all the independent non-executive Directors. The proposed grant was also approved by the Board, save that each of the above directors had abstained from voting in respect of the relevant Share Awards granted to him/her.

To the best of the knowledge of the Directors having made all reasonable enquiries, as at the Date of Grant, (i) save as disclosed above, none of the Grantees is a Director, chief executive or substantial shareholder of the Company or an associate (as defined under the Listing Rules) of any of them; (ii) none of the Grantees is a participant with awards granted and to be granted in the 12-month period up to and including the Date of Grant exceeding the 0.1% limit under Rule 17.04(2) of the Listing Rules; (iii) none of the Grantees is a participant with options and awards granted and to be granted in the 12-month period up to and including the Date of Grant exceeding the 0.1% limit under Rule 17.04(3) of the Listing Rules; (iv) none of the Grantees is a participant with options and awards granted and to be granted in the 12-month period up to and including the Date of Grant exceeding the 1% individual limit under Rule 17.03D(1) of the Listing Rules; (v) none of the Grantees is a related entity participant or service provider with options and awards granted and to be granted in the 12-month period up to and including the Date of Grant exceeding 0.1% limit of the total number of issued Shares (excluding treasury shares) such that disclosure on an individual basis would be required under Rule

17.06A(2)(c) of the Listing Rules; and (vi) no financial assistance has been provided by the Group to any of the Grantees to facilitate the subscription or purchase of Shares under the 2026 Share Scheme.

The aforesaid grant of the Share Awards to the Grantees will not be subject to approval by the shareholders of the Company.

NUMBER OF SHARES AVAILABLE FOR FUTURE GRANT

The Stock Exchange has previously granted its approval of the listing of, and permission to deal in, new Shares which may be allotted and issued pursuant to the vesting of any Share Awards which may be granted pursuant to the 2026 Share Scheme. Assuming that all of the abovementioned Share Awards to the Grantees will be satisfied by the allotment and issue of new Shares, immediately following the aforesaid grant of the Share Awards, no further Shares will be available for future grant under the scheme mandate limit of the 2026 Share Scheme.

DEFINITIONS

“2026 Share Scheme”	the share scheme adopted by the shareholders of the Company in the annual general meeting of the Company held on 18 June 2026
“Award”	an award granted or to be granted under the 2026 Share Scheme
“Award Shares”	new or existing Shares underlying an Award, including treasury shares of the Company that are transferred out of treasury by the Company
“Board”	the board of directors of the Company
“Company”	Kaisa Prosperity Holdings Limited (佳兆業美好集團有限公司), an exempted company incorporated in the Cayman Islands with limited liability, and the Shares of which are listed on the Main Board of the Stock Exchange
“Date of Grant”	25 August 2026
“Director(s)”	the director(s) of the Company

“Employee Participants”	the directors and employees (whether full-time, part-time or other employment arrangement) of any member of the Group (including persons who are granted Awards under the 2026 Share Scheme as an inducement to enter into employment contracts with any member of the Group) and “Employee Participant” means any one of them
“Grantees”	the Employee Participants and/or Related Entity Participants who were granted Share Awards in accordance with the 2026 Share Scheme on the Date of Grant
“Group”	the Company and its subsidiaries
“HK\$”	Hong Kong dollar, the lawful currency of Hong Kong
“Listing Rules”	the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited
“Related Entity Participants”	the directors and employees (whether full-time, part-time or other employment arrangement) of the holding companies, fellow subsidiaries or associated companies of the Company
“Remuneration Committee”	the remuneration committee of the Company
“Share(s)”	the ordinary shares of the Company of par value HK\$0.01 each

“Share Award(s)”	an Award which vests as a right to purchase or receive Award Shares pursuant to the 2026 Share Scheme
“Stock Exchange”	The Stock Exchange of Hong Kong Limited
“treasury shares”	has the meaning ascribed to it under the Listing Rules

By Order of the Board
Kaisa Prosperity Holdings Limited
Kwok Ying Shing
Chairman and Executive Director

Hong Kong, 25 August 2026

As at the date of this announcement, the board of the Company comprises Mr. KWOK Ying Shing, Mr. LIU Lihao, Mr. LIAO Chuanqiang, Mr. KWOK Hiu Kwan, Mr. ZHAO Jianhua and Ms. MOU Zhaohui as executive directors; Mr. LIU Hongbai, Ms. MA Xiumin and Mr. CHEN Bin as independent non-executive directors.