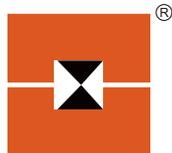


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## **KAISA GROUP HOLDINGS LTD.**

**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 year ended 31 December 2022 (the “**Year**”) and the information currently available, the Group is expected to record a net loss ranging from approximately RMB12 billion to RMB14 billion for the Year. The decline is mainly due to (i) the decrease in revenue from sales of properties as a result of a decrease in the delivery of properties; and (ii) the exchange loss on debts denominated in US\$ due to the fluctuations in the exchange rate between US\$ and RMB. Further, the Group is expected to record a core loss attributable to the owners of the Company (being the net loss excluding the fair value change on investment properties, fair value change on financial assets at fair value through profit or loss and foreign exchange gains/losses) ranging from approximately RMB3.5 billion to RMB5.5 billion.

As at the date of this announcement, the consolidated results of the Group for the Year have not yet been finalised. The information contained in this announcement is based only on the preliminary assessment of the information currently available, including the unaudited consolidated management accounts of the Company for the Year, 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 Year, which will be published at the end of March.

\* *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, 24 March 2023

*As at the date of this announcement, the executive Directors are Mr. Kwok Ying Shing, Mr. Sun Yuenan, Mr. Mai Fan, Mr. Li Haiming and Mr. Kwok Hiu Kwan; the non-executive Director is Ms. Chen Shaohuan; and the independent non-executive directors are Mr. Rao Yong, Mr. Zhang Yizhao and Mr. Liu Xuesheng.*