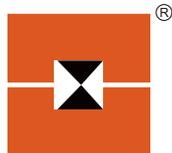


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## **KAISA GROUP HOLDINGS LTD.**

**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 2023 (the “**Year**”) and the information currently available, it is expected that the Group will record a net loss ranging from approximately RMB19 billion to RMB21 billion for the Year, compared to the net loss of RMB13.0 billion for the year ended 31 December 2022. The increase is mainly due to an increase in the impairment provision for property projects and expected credit loss based on the principle of prudence.

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 on 28 March 2024.

\* *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, 22 March 2024

*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.*