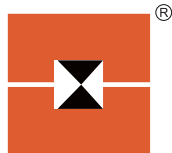


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KAISA GROUP HOLDINGS LTD.

佳兆業集團控股有限公司*

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 1638)

RECENT DEVELOPMENTS OF THE COMPANY

This announcement is made by the Company pursuant to Rule 13.09(1) of the Listing Rules and the Inside Information Provisions (as defined under the Listing Rules) under Part XIVA of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong).

Reference is made to the announcements of the Company dated 4 December 2014, 21 December 2014, 29 December 2014, 1 January 2015, 6 January 2015, 12 January 2015, 16 January 2015, 9 February 2015, 11 February 2015, 16 February 2015, 8 March 2015, 13 March 2015, 9 April 2015, 18 September 2015, 29 October 2015, 12 November 2015, 26 January 2016, 26 February 2016, 24 March 2016, 26 April 2016, 27 May 2016, 28 June 2016, 28 July 2016, 26 August 2016, 27 September 2016, 31 October 2016, 25 November 2016 and 29 December 2016, respectively (the “**Announcements**”). Terms defined in the Announcements shall bear the same meaning in this announcement.

(a) Update on Business

The Group recorded total contracted sales of approximately RMB1,381 million in December 2016 with total contracted GFA of approximately 96,238 sq.m. and the ASP of approximately RMB14,349 per sq.m.

	GFA sold <i>(sq.m.)</i>	ASP <i>(RMB per sq.m.)</i>
Tier I cities		
Shenzhen	5,090	48,772
Guangzhou	5,405	30,513
Shanghai	11,458	27,736

	GFA sold (sq.m.)	ASP (RMB per sq.m.)
Tier II and III cities		
The Central China Region	8,994	6,539
The Pan-Bohai Bay Rim	17,105	7,845
The Western China Region	23,409	7,076
The Yangtze River Delta	9,925	16,616
The Pearl River Delta	14,852	8,381
Total	96,238	14,349

The total contracted sales of the Group for the year ended 31 December 2016 amounted to approximately RMB29,843 million with total contracted GFA of approximately 2,269,379 sq.m. and the ASP of approximately RMB13,150 per sq.m.

(b) Onshore Liabilities

The Group's onshore liabilities in the amount of approximately RMB46.50 billion was restructured. As part of such restructuring, the related court/arbitration/enforcement proceedings has been or are to be withdrawn. The table below summarises (i) the applications in relation to the preservation of assets of the Group filed by the Group's onshore creditors with the relevant PRC courts (the "**Applications**"); and (ii) subsequent civil rulings (民事裁定書) received by the Group after the Applications.

	As at 28 December 2016	As at 25 January 2017
1. Applications ^(Note)	4 applications	3 applications
2. Civil rulings received out of the Applications	3 rulings	2 rulings
3. Aggregate contractual sum in dispute under the civil rulings	Approximately RMB832 million (equivalent to approximately HK\$941 million)	Approximately RMB480 million (equivalent to approximately HK\$543 million)

Note: Part of preservation of the assets under Applications was lifted.

For illustration purpose, amounts in RMB in this announcement have been translated to HK\$ at HK\$1.00 = RMB0.8840.

By Order of the Board
KAISA GROUP HOLDINGS LTD.
Kwok Ying Shing
Chairman and Executive Director

26 January 2017

As at the date of this announcement, the executive Directors are Mr. Kwok Ying Shing, Mr. Sun Yuenan, Mr. Zheng Yi and Mr. Yu Jianqing; the non-executive Director is Ms. Chen Shaohuan; and the independent non-executive Directors are Mr. Zhang Yizhao and Mr. Rao Yong.

* *For identification purposes only*