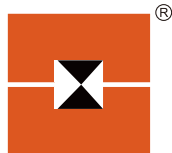


Hong Kong Exchanges and Clearing Limited and The Stock Exchange of Hong Kong Limited take no responsibility for the contents of this announcement, make no representation as to its accuracy or completeness and expressly disclaim any liability whatsoever for any loss howsoever arising from or in reliance upon the whole or any part of the contents of this announcement.



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)

UNAUDITED OPERATING FIGURES FOR THE SEVEN MONTHS ENDED 31 JULY 2017

This announcement is made by Kaisa Group Holdings Ltd. (the “**Company**”, together with its subsidiaries, the “**Group**”) pursuant to the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “**Listing Rules**”) on a voluntary basis.

The board of directors (the “**Board**”) of the Company is pleased to announce the certain unaudited operating figures of the Group for the seven months ended 31 July 2017.

The Group recorded total contracted sales of approximately RMB2,157 million in July 2017, representing a year-on-year decrease of approximately 25.1%. Contracted gross floor area (the “**GFA**”) in July 2017 amounted to approximately 166,320 sq.m., representing a year-on-year decrease of approximately 13.9%. The average selling price (the “**ASP**”) for July 2017 was approximately RMB12,968 per sq.m., representing a year-on-year decrease of approximately 13.0%.

The total contracted sales of the Group for the seven months ended 31 July 2017 amounted to approximately RMB24,616 million with the total contracted GFA of approximately 1,555,729 sq.m., representing increases of approximately 47.4% and 18.3% as compared with corresponding period in 2016, respectively. The ASP for the seven months ended 31 July 2017 amounted to approximately RMB15,823 per sq.m., representing an increase of approximately 24.7% as compared with the corresponding period in 2016.

The preliminary figures disclosed above are unaudited and are based on preliminary internal information of the Group which are subject to change and, if required, necessary adjustments and may differ from those appear in the audited or unaudited consolidated financial statements of the Group to be published by the Company on yearly or half-yearly basis. They shall not be taken as a measure or indication of the Group’s current or future operating or financial performance. As such, the above figures are provided for investors’ reference only.

Investors are advised not to place undue reliance on such information and to exercise caution when dealing in the securities of the Company. Investors who are in doubt are advised to seek advice from professional or financial advisers.

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

Hong Kong, 7 August 2017

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

** For identification purposes only*