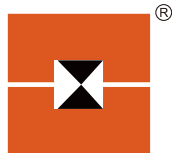


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## **KAISA GROUP HOLDINGS LTD.**

**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 2024 (the “**Year**”) and the information currently available, it is expected that the Group will record both a net loss and a net loss attributable to owners of the Company of not more than RMB30.0 billion for the Year, compared to RMB19.7 billion and RMB19.9 billion respectively for the year ended 31 December 2023. The increase in the loss attributable to owners of the Company is mainly due to (i) lower revenue from property sales as a result of fewer property deliveries; (ii) an increase in the impairment provision for property projects and expected credit loss based on the principle of prudence; and (iii) an increase in exchange loss.

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 31 March 2025.

\* 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 2025

*As at the date of this announcement, the executive Directors are Mr. Kwok Ying Shing, Mr. Mai Fan, Mr. Li Haiming, Mr. Kwok Hiu Kwan, Ms. Luo Tingting, Mr. Song Wei and Mr. Liu Lihao; and the independent non-executive Directors are Mr. Rao Yong, Mr. Zhang Yizhao and Mr. Liu Xuesheng.*