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.

Neither this announcement nor any copy thereof may be released into or distributed directly or indirectly in the United States or any other jurisdiction where such release or distribution might be unlawful.

This announcement does not constitute an offer to sell or the solicitation of an offer to buy any securities in the United States or any other jurisdiction in which such offer, solicitation or sale would be unlawful prior to registration or qualification under the securities laws of any such jurisdiction. No securities may be offered or sold in the United States absent registration or an applicable exemption from the registration requirements. Any public offering of securities to be made in the United States will be made by means of a prospectus. Such prospectus will contain detailed information about the company making the offer, its management, as well as financial statements. The Company does not intend to make any public offering of securities in the United States.

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)

FURTHER INFORMATION IN RELATION TO THE OFFSHORE DEBT RESTRUCTURING

References are made to the announcements of Kaisa Group Holdings Ltd. (the "**Company**") dated 17 October 2023, 20 August 2024, 13 September 2024, 16 September 2024, 29 November 2024, 11 December 2024, 19 December 2024, 27 January 2025, 7 February 2025, 28 February 2025, 24 March 2025, 28 March 2025, 8 April 2025, 23 May 2025, 13 June 2025 and 29 June 2025 (the "**Restructuring Announcements**") regarding the Restructuring. Unless otherwise defined, capitalised terms used in this announcement shall have the same meanings as those used in the Restructuring Announcements and the explanatory statements relating to the Schemes dated 7 February 2025 (the "**Explanatory Statements**").

The Company has been working relentlessly with its financial and legal advisors on the satisfaction of the conditions to the effectiveness of the Restructuring. As of the date of this announcement, a number of conditions to the effectiveness of the Restructuring have been fulfilled, including the occurrence of the Kaisa Schemes Effective Date and the occurrence of the Rui Jing Schemes Effective Date, representing the achievement of major milestones in the implementation of the Restructuring.

On 1 September 2025, in preparation for completion of the Restructuring, the Company allotted and issued 2,100,000,000 AHG Work Fee Shares in accordance with the AHG Work Fee Letter.

The Company is working on the satisfaction of the remaining Restructuring conditions. The Restructuring Effective Date is anticipated to occur by the end of September 2025, subject to the satisfaction or waiver of the conditions for the Schemes to be effective. Further announcement(s) will be made by the Company to inform shareholders and other investors of the Company of any material development on the Restructuring as and when appropriate.

Holders of securities and potential investors of the Company are advised to exercise caution when dealing in securities of the Company.

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

Hong Kong, 1 September 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, Mr. Liu Xuesheng and Mr. Li Dapeng.

* *For identification purposes only*