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 and 27 May 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 RMB2,123 million in May 2016 with total contracted GFA of approximately 178,246 sq.m. and the ASP of RMB11,909 per sq.m.

	GFA sold *(sq.m.)*	**ASP** *(RMB per sq.m.)*
Tier I cities		
Shenzhen	12,736	56,737
Guangzhou	7,087	24,553
Shanghai	7,714	18,383

	GFA sold *(sq.m.)*	ASP *(RMB per sq.m.)*
Tier II and III cities		
The Central China Region	23,651	8,564
The Pan-Bohai Bay Rim	31,398	4,329
The Western China Region	18,966	6,355
The Yangtze River Delta	21,177	13,453
The Pearl River Delta	55,517	6,131
Total	178,246	11,909

The total contracted sales of the Group for the five months ended 31 May 2016 amounted to approximately RMB10,954 million with total contracted GFA of approximately 823,415 sq.m. and the ASP of RMB13,303 per sq.m.

Properties in Shenzhen

The Group has a property project, Shenzhen Dapeng Kaisa Peninsula Resort, which is under pre-sale in Shenzhen. The information in relation to Shenzhen Dapeng Kaisa Peninsula Resort (深圳佳兆業大鵬假日廣場), which is subject to the Seizure and the Blockage, has not been changed since the date of the announcement of the Company dated 27 May 2016.

The Group is in active discussion with the creditors, with an aim to resume sales of Shenzhen Dapeng Kaisa Peninsula Resort as soon as possible.

(b) ONSHORE LIABILITIES

As at 27 June 2016, the Group's onshore liabilities in the amount of approximately RMB46.50 billion (26 May 2016: RMB43.54 billion), including approximately RMB16.60 billion granted by China CITIC Bank Corporation Limited and CITIC Trust Co., Ltd. (collectively known as "**CITIC**") to the Group for the restructuring, had been restructured upon completion of relevant registration procedures. Meanwhile, as advised by institutions including CITIC, they will continue to provide financing to the Group in support of the Group's business development. Upon the restructuring, the related court/arbitation/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) and notices of participation to action (應訴通知書) received by the Group after the Applications.

		As at 26 May 2016	As at 27 June 2016
1.	Applications	29 applications	27 applications
2.	Civil rulings received out of the Applications	11 rulings	11 rulings

		As at 26 May 2016	As at 27 June 2016
3.	Aggregate contractual sum in dispute under the civil rulings	Approximately RMB5,966 million (equivalent to approximately HK$7,036 million)	Approximately RMB5,966 million (equivalent to approximately HK$7,036 million)
4.	Notices of participation to action received out of the Applications	14 notices	7 notices
5.	Aggregate contractual sum in dispute under the notices of participation to action (Note)	Approximately RMB5,131 million (equivalent to approximately HK$6,051 million)	Approximately RMB2,642 million (equivalent to approximately HK$3,116 million)

Note: The aggregate contractual sum in dispute included some of the Group's onshore liabilities that had been restructured, for which the relevant PRC local courts had not yet issued related notices for the withdrawal of the court proceedings (結案文書).

For illustration purpose, amounts in RMB in this announcement have been translated to HK$ at HK$1.00 = RMB0.8480.

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

28 June 2016

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. Lei Fugui; 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*