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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 and 28 July 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 RMB2,879 million in July 2016 with total contracted GFA of approximately 193,211 sq.m. and the ASP of approximately RMB14,903 per sq.m.

	GFA sold <i>(sq.m.)</i>	ASP <i>(RMB per sq.m.)</i>
Tier I cities		
Shenzhen	13,285	47,654
Guangzhou	1,737	38,207
Shanghai	4,400	13,809

	GFA sold <i>(sq.m.)</i>	ASP <i>(RMB per sq.m.)</i>
Tier II and III cities		
The Central China Region	27,500	8,035
The Pan-Bohai Bay Rim	35,970	5,198
The Western China Region	23,973	6,346
The Yangtze River Delta	46,098	27,975
The Pearl River Delta	40,248	6,696
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Total	<u>193,211</u>	<u>14,903</u>

The total contracted sales of the Group for the seven months ended 31 July 2016 amounted to approximately RMB16,696 million with total contracted GFA of approximately 1,315,502 sq.m. and the ASP of approximately RMB12,692 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 Seizure and the Blockage on such project was lifted on 29 July 2016.

(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 As part of such restructuring, the related court/arbitration/enforcement proceedings has been or are to be withdrawn.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) and notices of participation to action (應訴通知書) received by the Group after the Applications.

	As at 27 July 2016	As at 25 August 2016
1. Applications	19 applications	10 applications
2. Civil rulings received out of the Applications	8 rulings	5 rulings
3. Aggregate contractual sum in dispute under the civil rulings	Approximately RMB4,188 million (equivalent to approximately HK\$4,916 million)	Approximately RMB1,437 million (equivalent to approximately HK\$1,687 million)

	As at 27 July 2016	As at 25 August 2016
4. Notices of participation to action received out of the Applications	3 notices	1 notice
5. Aggregate contractual sum in dispute under the notices of participation to action <i>(Note)</i>	Approximately RMB1,332 million (equivalent to approximately HK\$1,564 million)	Approximately RMB352 million (equivalent to approximately HK\$413 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 = RMB0.8519.

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

26 August 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*