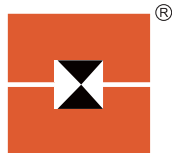


Hong Kong Exchanges and Clearing Limited and The Stock Exchange of Hong Kong Limited take no responsibility for the contents of this announcement, make no representation as to its accuracy or completeness and expressly disclaim any liability whatsoever for any loss howsoever arising from or in reliance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

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, 28 July 2016 and 26 August 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 RMB2,733 million in August 2016 with total contracted GFA of approximately 209,309 sq.m. and the ASP of approximately RMB13,057 per sq.m.

	GFA sold <i>(sq.m.)</i>	ASP <i>(RMB per sq.m.)</i>
Tier I cities		
Shenzhen	14,249	43,584
Guangzhou	19,132	22,495
Shanghai	4,429	22,899

	GFA sold <i>(sq.m.)</i>	ASP <i>(RMB per sq.m.)</i>
Tier II and III cities		
The Central China Region	31,103	8,319
The Pan-Bohai Bay Rim	28,415	6,225
The Western China Region	25,999	6,065
The Yangtze River Delta	25,218	18,536
The Pearl River Delta	60,764	8,547
	<hr/>	<hr/>
Total	209,309	13,057
	<hr/>	<hr/>

The total contracted sales of the Group for the eight months ended 31 August 2016 amounted to approximately RMB19,429 million with total contracted GFA of approximately 1,524,811 sq.m. and the ASP of approximately RMB12,742 per sq.m.

(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 25 August 2016	As at 26 September 2016
1. Applications	10 applications	8 applications ^(Note i)
2. Civil rulings received out of the Applications	5 rulings	4 rulings
3. Aggregate contractual sum in dispute under the civil rulings	Approximately RMB1,437 million (equivalent to approximately HK\$1,674 million)	Approximately RMB1,272 million (equivalent to approximately HK\$1,482 million)
4. Notices of participation to action received out of the Applications	1 notice	0 notice

	As at 25 August 2016	As at 26 September 2016
5. Aggregate contractual sum in dispute under the notices of participation to action	Approximately RMB352 million (equivalent to approximately HK\$410 million) ^(Note ii)	Nil

Notes:

- (i) Part of preservation of the assets under 5 Applications has been lifted.
- (ii) The aggregate contractual sum in dispute included some of the Group's onshore liabilities that was restructured, for which the relevant PRC local courts had not yet issued related notice for the withdrawal of the court proceedings (結案文書) as at 25 August 2016.

For illustration purpose, amounts in RMB in this announcement have been translated to HK\$ at HK\$1.00 = RMB0.8584.

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

27 September 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*