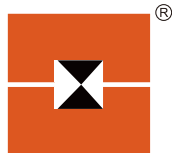


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KAISA GROUP HOLDINGS LTD.

佳兆業集團控股有限公司*

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 1638)

SUPPLEMENTAL ANNOUNCEMENT

IN RELATION TO DISCLOSEABLE TRANSACTION ACQUISITION OF 17.7% OF NAM TAI PROPERTY INC.

Reference is made to the announcement (the “**Announcement**”) of Kaisa Group Holdings Ltd. dated 11 July 2017 in relation to the acquisition of 17.7% of Nam Tai Property Inc.. Defined terms used in the Announcement have the same meanings in this announcement.

The Company would like to provide Shareholders with further information in relation to the Acquisition.

(1) FURTHER INFORMATION ON THE VENDORS

Based on the public information available on the United States Securities and Exchange Commission’s website:

- a. the First Vendor is the founder, the chairman and the chief financial officer of the Target Company;
- b. the Second Vendor is the spouse of the First Vendor; and
- c. the Vendors are collectively the second largest shareholder of the Target Company.

As at the date of the Announcement and the date of this announcement, each of the First Vendor and the Second Vendor was/is independent of the connected persons of the Company.

* *For identification purposes only*

(2) BASIS OF THE CONSIDERATION

In determining the consideration, the Company took into account three independent valuation reports of the Land. These reports are available at the website of the Target Company (http://www.namtai.com/investors#investors/real_estates). Based on (i) the average valuation of the Land of RMB13,490 million assuming completion of the redevelopment of the Land took place on the respective valuation dates; and (ii) the cash on hand and the net assets as shown in the Target Company's 2017 first quarterly report, the Company estimated that the adjusted net asset value per Target Share was approximately US\$20.1. The consideration of US\$17 per Target Share represents a 15% discount to the estimated net asset value per Target Share.

The 17.7% interest in the Target Company will be accounted as investment.

(3) COUNTER-PARTY

In deciding to purchase the Target Shares directly from the Vendors rather than on market, the Company considered that the trading volume of the Target Shares was thin as compared to the number of the Target Shares that were the subject of the Acquisition. The Company would not have been able to secure enough shares on market to become the second largest shareholder.

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

Hong Kong, 2 August 2017

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. Mai Fan; the non-executive Director is Ms. Chen Shaohuan; and the independent non-executive Directors are Mr. Zhang Yizhao, Mr. Rao Yong and Mr. Liu Xuesheng.