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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)

UNAUDITED OPERATING FIGURES FOR THE ONE MONTH ENDED 31 JANUARY 2018

This announcement is made by Kaisa Group Holdings Ltd. (the “**Company**”, together with its subsidiaries, the “**Group**”) pursuant to the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “**Listing Rules**”) on a voluntary basis.

The board of directors (the “**Board**”) of the Company is pleased to announce the certain unaudited operating figures of the Group for the one month ended 31 January 2018.

The Group recorded total contracted sales of approximately RMB2,966 million in January 2018, representing a year-on-year increase of approximately 3.8%. Contracted gross floor area (the “**GFA**”) in January 2018 amounted to approximately 174,435 sq.m., representing a year-on-year decrease of approximately 8.9%. The average selling price (the “**ASP**”) for January 2018 was approximately RMB17,001 per sq.m., representing a year-on-year increase of approximately 14.0%.

The preliminary figures disclosed above are unaudited and are based on preliminary internal information of the Group which are subject to change and, if required, necessary adjustments and may differ from those appear in the audited or unaudited consolidated financial statements of the Group to be published by the Company on yearly or half-yearly basis. They shall not be taken as a measure or indication of the Group’s current or future operating or financial performance. As such, the above figures are provided for investors’ reference only.

Investors are advised not to place undue reliance on such information and to exercise caution when dealing in the securities of the Company. Investors who are in doubt are advised to seek advice from professional or financial advisers.

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

Hong Kong, 14 February 2018

As at the date of this announcement, the executive Directors are Mr. Kwok Ying Shing, Mr. Sun Yuenan, Mr. Zheng Yi 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.

** For identification purposes only*