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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 NINE MONTHS ENDED 30 SEPTEMBER 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 together with its joint ventures and associates for the nine months ended 30 September 2018.

The Group together with its joint ventures and associates recorded contracted sales of approximately RMB5,731 million in September 2018, representing a year-on-year increase of approximately 78.5%. Contracted gross floor area (the “**GFA**”) in September 2018 amounted to approximately 287,439 sq.m., representing a year-on-year increase of approximately 43.8%. The average selling price (the “**ASP**”) for September 2018 was approximately RMB19,938 per sq.m., representing a year-on-year increase of approximately 24.1%.

The total contracted sales of the Group for the nine months ended 30 September 2018 amounted to approximately RMB41,288 million with the total contracted GFA of approximately 2,362,177 sq.m., representing increases of approximately 36.8% and 22.8% as compared with corresponding period in 2017, respectively. The ASP for the nine months ended 30 September 2018 amounted to approximately RMB17,479 per sq.m., representing an increase of approximately 11.4% as compared with the corresponding period in 2017.

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, 15 October 2018

As at the date of this announcement, the executive Directors are Mr. Kwok Ying Shing, Mr. Sun Yuenan, Mr. Zhang Jianjun, Mr. Zheng Yi and Mr. Mai Fan; the non-executive Director is Ms. Chen Shaohuan; and the independent non-executive Directors are Mr. Rao Yong, Mr. Zhang Yizhao and Mr. Liu Xuesheng.

* *For identification purposes only*