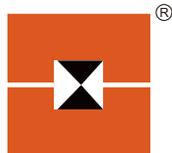


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KAISA GROUP HOLDINGS LTD.

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 TWELVE MONTHS ENDED 31 DECEMBER 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 twelve months ended 31 December 2018.

The Group together with its joint ventures and associates recorded contracted sales of approximately RMB10,397 million in December 2018, representing a year-on-year increase of approximately 105.0%. Contracted gross floor area (the “**GFA**”) in December 2018 amounted to approximately 477,358 sq.m., representing a year-on-year increase of approximately 129.5%. The average selling price (the “**ASP**”) for December 2018 was approximately RMB21,779 per sq.m., representing a year-on-year decrease of approximately 10.7%.

The total contracted sales of the Group for the twelve months ended 31 December 2018 amounted to approximately RMB70,059 million with the total contracted GFA of approximately 3,836,621 sq.m., representing increases of approximately 56.7% and 37.7% as compared with corresponding period in 2017, respectively. The ASP for the twelve months ended 31 December 2018 amounted to approximately RMB18,261 per sq.m., representing an increase of approximately 13.8% 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, 7 January 2019

As at the date of this announcement, the executive Directors are Mr. Kwok Ying Shing, Mr. Sun Yuenan, Mr. Zheng Yi, Mr. Mai Fan and Mr. Weng Hao; 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*