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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)

OFFER TO PURCHASE FOR CASH ANY AND ALL OF ITS OUTSTANDING

(I) 7.875% SENIOR NOTES DUE 9 JUNE 2021

(ISIN: XS2181557740; Common Code: 218155774)

AND

(II) 7.875% SENIOR NOTES DUE 30 JUNE 2021

(ISIN: XS1627597286; Common Code: 162759728)

EXPIRY OF THE OFFER

Reference is made to the announcement of the Company dated 20 April 2021 (the “**Announcement**”) in relation to the Offer. Capitalized terms used in this announcement shall have the same meanings ascribed to them in the Announcement.

The Offer expired at 4:00 p.m. (London Time) on 27 April 2021. As of the Expiration Deadline, (i) a total of US\$59,194,000 in principal amount of the 9 June 2021 Notes, representing 19.73% of the total outstanding principal amount of the 9 June 2021 Notes, and (ii) a total of US\$54,150,000 in principal amount of the 30 June 2021 Notes, representing 13.54% of the total outstanding principal amount of the 30 June 2021 Notes have been validly tendered and not withdrawn pursuant to the Offer to Purchase.

The Company has determined to accept for purchase a total of US\$59,194,000 in principal amount of the 9 June 2021 Notes validly tendered and US\$54,150,000 in principal amount of the 30 June 2021 Notes validly tendered. The Purchase Price for the 9 June 2021 Notes and 30 June 2021 Notes is US\$1,001.5 per US\$1,000 principal amount of each of the 9 June 2021 Notes and the 30 June 2021 Notes accepted for purchase by the Company. Accordingly, the Company will pay (i) an aggregate purchase price of US\$59,282,791 for all such 9 June 2021 Notes accepted for purchase by the Company and Accrued Interest thereon, in the amount of US\$30.406250 per US\$1,000 principal amount of the 9 June 2021 Notes accepted for purchase by the Company, and (ii) an aggregate purchase price of US\$54,231,225 for all such 30 June 2021 Notes accepted for purchase by the Company and Accrued Interest thereon, in the amount of US\$26.031250 per US\$1,000 principal amount of the 30 June 2021 Notes accepted for purchase by the Company pursuant to the terms of the Offer.

After the completion of the Offer, the Company will arrange to cancel each note purchased by the Company pursuant to the Offer, following which US\$240,806,000 in aggregate principal amount of the 9 June 2021 Notes will remain outstanding subject to the terms of the indenture governing the 9 June 2021 Notes and US\$345,850,000 in aggregate principal amount of the 30 June 2021 Notes will remain outstanding subject to the terms of the indenture governing the 30 June 2021 Notes.

This announcement, and all documents related to the Offer, can be found on the Offer Website: <https://bonds.morrowsodali.com/kaisa>.

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

Hong Kong, 28 April 2021

As at the date of this announcement, the executive Directors are Mr. Kwok Ying Shing, Mr. Sun Yuenan, Mr. Mai Fan, Mr. Li Haiming and Mr. Kwok Hiu Kwan; 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*