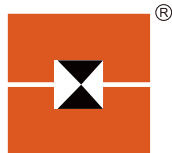


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## **KAISA GROUP HOLDINGS LTD.**

**佳兆業集團控股有限公司\***

*(Incorporated in the Cayman Islands with limited liability)*

**(Stock Code: 1638)**

### **VOLUNTARY ANNOUNCEMENT**

This announcement is made by Kaisa Group Holdings Ltd. (the “**Company**”, together with its subsidiaries, the “**Group**”) on a voluntary basis to keep holders of securities and potential investors of the Company updated on the latest business development of the Group.

The board of directors (the “**Board**”) of the Company is pleased to announce that, in order to implement the national policy guidance on advancing the construction of “Good Houses”, on 18 August 2025, the Group and CITIC Urban Development Investment Group Co., Ltd. (中信城開投資集團有限公司) (“**CITIC Urban Development**”) entered into a strategic cooperation agreement (the “**Agreement**”) regarding the Jiayuan\* (佳園) project in Futian, Shenzhen. The parties will build up consensus, integrate resources, leverage complementary strengths and establish a joint working team so as to efficiently advance the project development under a “joint management” model, comprehensively enhancing project quality and value, striving to make the Jiayuan project in Futian, Shenzhen a benchmark demonstration project for “Good Houses” construction and contributing to the upgrading of living quality in Shenzhen’s central district.

The entering into of this strategic cooperation between the parties marks a further advancement in deepening the practice of the innovative urban renewal model and innovative development model of “central state-owned enterprise support + market-oriented operation”, achieving the strategic goal of scientific collaboration and win-win outcomes among multiple stakeholders, while upholding the spirit of client-centric responsibility and commitment. Through this powerful alliance between two parties, the Group will swiftly revitalize core existing assets, actively implement the concept of “Good Houses” construction and the

goal of creating “Good Living”, further contributing to the people’s livelihood by ensuring homeowners achieve the goal of “stable residency and prosperous careers”. At the same time, this cooperation will effectively boost market confidence, serving as both a guiding beacon and stabilizing force in promoting price stability and healthy, high-quality development in the real estate market. The cooperation aligns with the Group’s long-term strategic plan, helping to unlock the value of core projects in the Guangdong-Hong Kong-Macao Greater Bay Area, release existing potential and enhance industrial value, representing positive and significant implications for the Group’s sustainable future development.

By Order of the Board  
**KAISA GROUP HOLDINGS LTD.**  
**Kwok Ying Shing**  
*Chairman*

Hong Kong, 24 August 2025

*As at the date of this announcement, the executive directors of the Company are Mr. Kwok Ying Shing, Mr. Mai Fan, Mr. Li Haiming, Mr. Kwok Hiu Kwan, Ms. Luo Tingting, Mr. Song Wei and Mr. Liu Lihao; and the independent non-executive directors of the Company are Mr. Rao Yong, Mr. Zhang Yizhao, Mr. Liu Xuesheng and Mr. Li Dapeng.*

*\* For identification purposes only*