

Neither this announcement nor any copy thereof may be released into or distributed directly or indirectly in the United States or any other jurisdiction where such release or distribution might be unlawful.

This announcement does not constitute an offer to sell or the solicitation of an offer to buy any securities in the United States or any other jurisdiction in which such offer, solicitation or sale would be unlawful prior to registration or qualification under the securities laws of any such jurisdiction. No securities may be offered or sold in the United States absent registration or an applicable exemption from the registration requirements. Any public offering of securities to be made in the United States will be made by means of a prospectus. Such prospectus will contain detailed information about the company making the offer, its management, as well as financial statements. The Company does not intend to make any public offering of securities in the United States.



KAISA GROUP HOLDINGS LTD.

佳兆業集團控股有限公司*

(Incorporated in the Cayman Islands with limited liability)

(SEHK Stock Code: 1638)

PAYMENT OF INTEREST RELATING TO THE FOLLOWING NOTES

No.	Description of Notes	ISIN	Common Code
1	Variable Rate Senior Notes Due 2027/2028 (the “ 2027 Notes ”)	XS3091370430 (Reg S) XS3091370604 (Rule 144A) XS3091370943 (IAI)	309137043 (Reg S) 309137060 (Rule 144A) 309137094 (IAI)
2	Variable Rate Senior Notes Due 2028 (the “ 2028 Notes ”)	XS3093811498 (Reg S) XS3093811738 (Rule 144A) XS3093811902 (IAI)	309381149 (Reg S) 309381173 (Rule 144A) 309381190 (IAI)
3	Variable Rate Senior Notes Due 2029 (the “ 2029 Notes ”)	XS3093812207 (Reg S) XS3093812462 (Rule 144A) XS3093812892 (IAI)	309381220 (Reg S) 309381246 (Rule 144A) 309381289 (IAI)
4	Variable Rate Senior Notes Due 2030 (the “ 2030 Notes ”)	XS3093813197 (Reg S) XS3093813437 (Rule 144A) XS3093813601 (IAI)	309381319 (Reg S) 309381343 (Rule 144A) 309381360 (IAI)
5	Variable Rate Senior Notes Due 2031 (the “ 2031 Notes ”)	XS3093813940 (Reg S) XS3093814161 (Rule 144A) XS3093814591 (IAI)	309381394 (Reg S) 309381416 (Rule 144A) 309381459 (IAI)
6	Variable Rate Senior Notes Due 2032 (the “ 2032 Notes ”)	XS3093814831 (Reg S) XS3093815051 (Rule 144A) XS3093815481 (IAI)	309381483 (Reg S) 309381505 (Rule 144A) 309381548 (IAI)

The Company hereby announces that:

Pursuant to the indenture dated September 15, 2025 in respect of the 2027 Notes, as at the interest payment date of December 28, 2025 (the “**Interest Payment Date**”):

- (i) the total amount of paid-in-kind interest (the “**PIK Interest**”) accrued as at the Interest Payment Date in relation to the 2027 Notes is US\$60,152,424;
- (ii) For arrangements with respect to the minimum amount of cash interest originally payable on the Interest Payment Date in relation to the 2027 Notes, please refer to the relevant announcements published on The Stock Exchange of Hong Kong Limited (“**SEHK**”); and
- (iii) the accrual of the PIK Interest increases the outstanding principal amount of the 2027 Notes as at the Interest Payment Date from US\$400,000,000 to US\$460,152,424.

Pursuant to the indenture dated September 15, 2025 in respect of the 2028 Notes, as at the Interest Payment Date:

- (i) the total amount of the PIK Interest accrued as at the Interest Payment Date in relation to the 2028 Notes is US\$72,691,668;
- (ii) For arrangements with respect to the minimum amount of cash interest originally payable on the Interest Payment Date in relation to the 2028 Notes, please refer to the relevant announcements published on the SEHK; and
- (iii) the accrual of the PIK Interest increases the outstanding principal amount of the 2028 Notes as at the Interest Payment Date from US\$600,000,000 to US\$672,691,668.

Pursuant to the indenture dated September 15, 2025 in respect of the 2029 Notes, as at the Interest Payment Date:

- (i) the total amount of the PIK Interest accrued as at the Interest Payment Date in relation to the 2029 Notes is US\$126,138,890;
- (ii) For arrangements with respect to the minimum amount of cash interest originally payable on the Interest Payment Date in relation to the 2029 Notes, please refer to the relevant announcements published on the SEHK; and
- (iii) the accrual of the PIK Interest increases the outstanding principal amount of the 2029 Notes as at the Interest Payment Date from US\$1,000,000,000 to US\$1,126,138,890.

Pursuant to the indenture dated September 15, 2025 in respect of the 2030 Notes, as at the Interest Payment Date:

- (i) the total amount of the PIK Interest accrued as at the Interest Payment Date in relation to the 2030 Notes is US\$157,350,001;

- (ii) For arrangements with respect to the minimum amount of cash interest originally payable on the Interest Payment Date in relation to the 2030 Notes, please refer to the relevant announcements published on the SEHK; and
- (iii) the accrual of the PIK Interest increases the outstanding principal amount of the 2030 Notes as at the Interest Payment Date from US\$1,200,000,000 to US\$1,357,350,001.

Pursuant to the indenture dated September 15, 2025 in respect of the 2031 Notes, as at the Interest Payment Date:

- (i) the total amount of the PIK Interest accrued as at the Interest Payment Date in relation to the 2031 Notes is US\$245,000,001;
- (ii) For arrangements with respect to the minimum amount of cash interest originally payable on the Interest Payment Date in relation to the 2031 Notes, please refer to the relevant announcements published on the SEHK; and
- (iii) the accrual of the PIK Interest increases the outstanding principal amount of the 2031 Notes as at the Interest Payment Date from US\$1,800,000,000 to US\$2,045,000,001.

Pursuant to the indenture dated September 15, 2025 in respect of the 2032 Notes, as at the Interest Payment Date:

- (i) the total amount of the PIK Interest accrued as at the Interest Payment Date in relation to the 2032 Notes is US\$237,919,549;
- (ii) For arrangements with respect to the minimum amount of cash interest originally payable on the Interest Payment Date in relation to the 2032 Notes, please refer to the relevant announcements published on the SEHK; and
- (iii) the accrual of the PIK Interest increases the outstanding principal amount of the 2032 Notes as at the Interest Payment Date from US\$1,686,210,005 to US\$1,924,129,554.

On behalf of the Board
KAISA GROUP HOLDINGS LTD.
Kwok Ying Shing
Chairman and Executive Director

Hong Kong, 6 January 2026

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

* For identification purposes only