

DEFERRAL NOTICE

Kaisa Group Holdings Ltd.
(the “**Issuer**”)

Deferral of Distribution due on March 30, 2023 in respect of the
10.875 per cent. Senior Perpetual Capital Securities
(the “**Securities**”)

Common Code: 223820891 ISIN: XS2238208917

To: Holders
Citicorp International Limited, as Trustee
Citibank, N.A., London Branch, as Principal Paying Agent

Pursuant to Condition 4(D)(i) of the Securities, the Issuer hereby gives notice that (i) an Optional Deferral Event has occurred and is continuing and (ii) it has elected to defer the Distribution scheduled to be paid on the Distribution Payment Date falling on March 30, 2023.

Capitalised terms used in this notice that are not otherwise defined have the meaning given to them in the Conditions of the Securities.

Kaisa Group Holdings Ltd.

March 15, 2023