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Xinyuan Property Management Service (Cayman) Ltd.

鑫苑物業服務集團有限公司

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 1895)

VOLUNTARY ANNOUNCEMENT PROPOSED SHARE REPURCHASE

This announcement is made by Xinyuan Property Management Service (Cayman) Ltd. (the “**Company**”, together with its subsidiaries, the “**Group**”) on a voluntary basis.

Reference is made to the prospectus of the Company dated 25 September 2019 in relation to, among others, the general mandate to repurchase (the “**Repurchase Mandate**”) shares in the Company (the “**Shares**”) granted by the shareholders of the Company (the “**Shareholders**”) pursuant to the written resolutions of the Shareholders on 16 September 2019. Under the Repurchase Mandate, the Company is allowed to repurchase up to 50,000,000 Shares, being not more than 10% of the total issued Shares immediately following the completion of the listing (the “**Listing**”) of the Shares on the Main Board of The Stock Exchange of Hong Kong Limited.

The board (the “**Board**”) of directors (the “**Directors**”) of the Company is pleased to announce that the Company has decided to implement a share repurchase program through the exercise of the Repurchase Mandate from the open market (the “**Proposed Share Repurchase**”).

Details of the Proposed Share Repurchase are as follows:

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| Aggregate number of Shares that may be repurchased | : | Up to 25,000,000 Shares (representing 5% of the total number of the issued Shares immediately following the completion of the Listing) |
| Period for the Proposed Share Repurchase | : | From 15 April 2020 to the conclusion of the next annual general meeting of the Company or revocation or variation of the Repurchase Mandate by the Shareholders in general meeting |

Under the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “**Listing Rules**”), the repurchase price of each Share shall not be more than 5% higher than the average closing market price for the Shares over the 5 trading days immediately preceding each repurchase.

The Company intends to finance the repurchase of Shares by its own resources while maintaining sufficient financial resources for the continued growth of the Group's operations.

The Board considers that the current trading price of the Shares does not reflect their intrinsic value and the actual business prospects of the Group and that it presents a good opportunity for the Company to repurchase the Shares. Further, the Board believes that the Proposed Share Repurchase and the subsequent cancellation of the repurchased Shares can enhance the value of the Shares thereby improving the return to Shareholders. In addition, the Proposed Share Repurchase reflects the Company's recognition of its own value and its confidence in the long-term prospects of the industry. In light of the above, the Board believes that the Proposed Share Repurchase is in the interests of the Company and its Shareholders as a whole.

The Company will conduct the Proposed Share Repurchase pursuant to the Repurchase Mandate and in compliance with the memorandum and articles of association of the Company, the Listing Rules, the Companies Law of the Cayman Islands and all applicable laws and regulations. Shares repurchased (if any) by the Company will be cancelled.

Shareholders and potential investors of the Company should note that, as at the date of this announcement, the Company has not repurchased any Shares. The exercise of the Proposed Share Repurchase will be subject to market conditions and will be at the Board's absolute discretion. There is no assurance of the timing, quantity or price of any Share repurchases, or whether or not the Company will make any repurchases at all. **Shareholders and potential investors of the Company should exercise caution when dealing in the securities of the Company.**

By order of the Board
Xinyuan Property Management Service (Cayman) Ltd.
ZHANG Yong
Non-Executive Director and Chairman

Hong Kong, 14 April 2020

As at the date of this announcement, Ms. WANG Yanbo and Mr. HUANG Bo are executive Directors, Mr. ZHANG Yong and Ms. YANG Yuyan are non-executive Director, Mr. LUO Ji, Mr. LI Yifan and Mr. WANG Peng are independent non-executive Directors.