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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 ON MARKET 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 and the announcement of the Company dated 14 April 2020 in relation to the Proposed Share Repurchase (the “**Announcement**”). Unless the context otherwise requires, the capitalised terms used herein shall have the same meanings as those defined in the Announcement.

The Board hereby announces that on 22 May 2020, pursuant to the Repurchase Mandate, the Company purchased an aggregate of 500,000 Shares on The Stock Exchange of Hong Kong Limited (the “**Stock Exchange**”) at HK\$2.08 per Share (the “**Share Repurchase**”). The aggregate consideration for the Share Repurchase was HK\$1,040,000, which was paid from the Group’s internal resources. The Shares repurchased under the Share Repurchase represent approximately 0.1% of the total number of issued Shares of the Company immediately prior to the Share Repurchase. The Company will subsequently cancel the repurchased Shares.

As noted in the Announcement, the Board considers the current trading price of the Shares does not reflect their intrinsic value and the actual business prospects of the Group. The Board believes the Share Repurchase and the subsequent cancellation of the repurchased Shares can enhance the value of the Shares thereby improving the return to the Shareholders. The 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 Share Repurchase is in the interests of the Company and the Shareholders as a whole.

The Company has conducted the Share Repurchase in compliance with the memorandum and articles of association of the Company, the Listing Rules, the Companies Law of the Cayman Islands and other applicable laws and regulations.

The Company may make further Share repurchases on the Stock Exchange depending on market conditions.

Shareholders and potential investors of the Company should note that any further exercise of the Repurchase Mandate by the Company 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 further Share repurchases or whether or not the Company will make any further Share repurchases at all. Therefore, 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
Chairman and Non-Executive Director

Hong Kong, 22 May 2020

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