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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 – THE ENTRY OF COMPREHENSIVE STRATEGIC COOPERATION AGREEMENT WITH CCBC ZHENGZHOU**

This announcement is made by Xinyuan Property Management Service (Cayman) Ltd. (the “**Company**”, together with its subsidiaries the “**Group**”) on a voluntary basis to provide its shareholders and potential investors with information in relation to the latest business development of the Group.

The board (the “**Board**”) of directors (the “**Directors**”) of the Company is pleased to announce that on 30 June 2020, Xinyuan Science and Technology Service Group Co., Ltd. (“**Xinyuan Science**”), an indirect wholly-owned subsidiary of the Company, entered into a strategic cooperation agreement (the “**Strategic Cooperation Agreement**”) with the Zhengzhou Direct Branch of China Construction Bank Corporation (“**CCBC Zhengzhou**”). The major terms of the Strategic Cooperation Agreement are stated below.

### **MAJOR TERMS OF THE STRATEGIC COOPERATION AGREEMENT**

Date: 30 June 2020

Parties:

A: Xinyuan Science

B: CCBC Zhengzhou

To the best of the Directors’ knowledge and having made all reasonable enquiries, CCBC Zhengzhou is a third party independent of the Company and its connected persons (as defined under the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “**Listing Rules**”).

## **TERMS OF THE COOPERATION**

Pursuant to the Strategic Cooperation Agreement, a comprehensive, stable and long-term strategic cooperative relationship shall be established between the parties in relation to the home leasing field. The areas of business cooperation include but is not limited to:

- (a) CCBC Zhengzhou intends to provide an intentional credit facility of no less than RMB0.5 billion to Xinyuan Science, cultivate and develop the home leasing market together with Xinyuan Science, and satisfy the financing needs of Xinyuan Science in relation to individual home financing;
- (b) CCBC Zhengzhou shall provide financial assistance to leasing companies under Xinyuan Science for the preparation of construction and operation of projects, expand and strengthen such leasing companies, and establish a benchmark for cooperation in the entire long-term public housing leasing field;
- (c) Both parties shall engage in the cooperation of inventory leasing business (including but not limited to matchmaking inventory leasing and rights-separation inventory leasing etc.) and equity cooperation;
- (d) Both parties shall carry out business cooperation in relation to smart communities, achieve customer sharing, and actively construct the financial system of housing in smart communities; and
- (e) Xinyuan Science shall provide support to CCBC Zhengzhou in terms of business resources, and actively provide recommendations in relation to the investment and construction of major development projects such as government apartments for young talents, public leased housing, leased housing, transitional housing and government apartments for migrant workers.

## **REASONS FOR ENTERING INTO THE STRATEGIC COOPERATION AGREEMENT**

In response to the decision of the central government and the State Council to cultivate and develop the residential leasing market, and in line with the principle of “houses are for living in”, to improve the housing supply system, solve housing problems faced by residents with different needs, and to actively promote the development of the residential leasing market within the city of Zhengzhou, the PRC, the Group believes that, by upholding the principle of “working together for mutual benefit and shared growth” and by strengthening our cooperative relationship with CCBC Zhengzhou, we can establish a comprehensive, stable and long-term strategic cooperation in the residential leasing market, which enables both parties to create a platform for strengthened cooperation to promote business development and pursue opportunities. Therefore, the Board is of the opinion that the terms of the Strategic Cooperation Agreement are in the interests of the Company and its shareholders as a whole.

## INFORMATION ON THE GROUP AND XINYUAN SCIENCE

As one of the comprehensive property management services providers in the PRC, the Group offers a wide range of services covering the pre-delivery and post-delivery phases to property developers, property owners and property occupants for their enjoyment of community life, which can be categorised in three main business lines, namely, (i) property management services; (ii) value-added services; and (iii) pre-delivery and consulting services.

Xinyuan Science is a limited liability company established in the PRC in 1998 and an indirect wholly-owned subsidiary of the Company, primarily engaged in the provision of property management services, value-added services and pre-delivery and consulting services in the PRC.

## INFORMATION ON CCBC ZHENGZHOU

CCBC Zhengzhou is a direct subsidiary under the Henan Branch of China Construction Bank. China Construction Bank is one of the four state-owned joint-stock commercial banks and the second largest bank in the PRC. In 2020, China Construction Bank ranked 31st on the Fortune Global 500 List.

## GENERAL

**The Board wishes to emphasize that the Strategic Cooperation Agreement sets out the strategic cooperation framework between the relevant parties and may or may not lead to the entry of formal and specific cooperation agreement(s). Any such further cooperation mentioned therein may or may not materialize. The shareholders and potential investors of the Company are advised to exercise caution when dealing in the shares of the Company.**

Further announcement(s) in relation to the above matters will be made by the Company as and when required in compliance with the requirements under the Listing Rules.

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

Hong Kong, 30 June 2020

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