

Hong Kong Exchanges and Clearing Limited and The Stock Exchange of Hong Kong Limited take no responsibility for the contents of this announcement, make no representation as to its accuracy or completeness and expressly disclaim any liability whatsoever for any loss howsoever arising from or in reliance upon the whole or any part of the contents of this announcement.

This announcement is for information purposes only and does not constitute an invitation or offer to acquire, purchase or subscribe for securities of the Company.

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)

COMPLETION OF PLACING OF NEW SHARES UNDER GENERAL MANDATE

Placing Agents



The Board is pleased to announce that all conditions to the Placing, as set out in the Placing Agreement, have been satisfied and completion of the Placing took place on 15 July 2020, which conforms with the prevailing market practice that the placing period for placing under general mandate should be as short as possible and normally within three weeks from the date of the relevant placing agreement. An aggregate of 50,000,000 Placing Shares have been placed to not less than six (6) Placees at the Placing Price of HK\$2.60 per Placing Share pursuant to the terms and conditions of the Placing Agreement.

Reference is made to the announcement of Xinyuan Property Management Service (Cayman) Ltd. (the “**Company**”, together with its subsidiaries, the “**Group**”) dated 3 July 2020 in respect of the placing of new Shares under the General Mandate (the “**Announcement**”). Unless defined otherwise, capitalised terms used herein shall have the same meanings as those defined in the Announcement.

COMPLETION OF PLACING

The Board is pleased to announce that all conditions to the Placing, as set out in the Placing Agreement, have been satisfied (including the grant of approval by the Listing Committee of the Stock Exchange for the listing of, and permission to deal in, the Placing Shares on the Stock Exchange), and completion of the Placing took place on 15 July 2020, which conforms with the prevailing market practice that the placing period for placing under general mandate should be as short as possible and normally within three weeks from the date of the relevant placing agreement. An aggregate of 50,000,000 Placing Shares have been successfully placed

by the Placing Agents to not less than six (6) Placees at the Placing Price of HK\$2.60 per Placing Share pursuant to the terms and conditions of the Placing Agreement.

To the best of the knowledge, information and belief of the Directors and having made all reasonable enquiries, the Placees and their respective ultimate beneficial owner(s), as applicable, are parties independent of the Company and not acting in concert with the connected persons (as defined in the Listing Rules) of the Company and are not parties acting in concert with each of the other Placees procured by the Placing Agents under the Placing Agreement.

The gross proceeds from the Placing amounted to HK\$130 million and the net proceeds (after deducting all applicable costs and expenses) amounted to approximately HK\$127.2 million, which are intended to be applied in the following manner:

- (i) approximately 60% for business development, which mainly relates to (a) diversifying the types of services offered to the customers and (b) upgrading and developing the Group's smart systems;
- (ii) approximately 30% for strategic investment in businesses or targets that are related to the Group's principal businesses; and
- (iii) approximately 10% for general working capital of the Group.

As at the date of this announcement, (i) the Company has not identified any specific investment target; and (ii) no agreement has been entered by the Group in respect of any such investment. The Company will make announcement(s) in respect of any such investment in compliance with the requirement of the Listing Rules where appropriate.

SHAREHOLDING STRUCTURE OF THE COMPANY UPON COMPLETION OF THE PLACING

The 50,000,000 Placing Shares represent (i) 10.00% of the total number of Shares in issue immediately before completion of the Placing; and (ii) approximately 9.09% of the enlarged total number of Shares in issue upon completion of the Placing.

The shareholding structure of the Company immediately before and after completion of the Placing is as follows:

Shareholders	Immediately before completion of the Placing		Immediately after completion of the Placing	
	<i>Approximate</i>		<i>Approximate</i>	
	<i>% of total</i>		<i>% of total</i>	
	<i>Number of Shares held</i>	<i>Shares in issue</i>	<i>Number of Shares held</i>	<i>Shares in issue</i>
Xinyuan Real Estate, Ltd (<i>Note 1</i>)	300,000,000	60.00	300,000,000	54.55
Galaxy Team Holdings Limited	37,500,000	7.50	37,500,000	6.82
Placeses	–	–	50,000,000	9.09
Other existing shareholders	162,500,000	32.50	162,500,000	29.54
Total	<u>500,000,000</u>	<u>100.00</u>	<u>550,000,000</u>	<u>100.00</u>

Notes:

- (1) Xinyuan Real Estate, Ltd is wholly owned by Xinyuan Real Estate Co., Ltd. By virtue of the SFO, Xinyuan Real Estate Co., Ltd. is therefore deemed to be interested in 300,000,000 Shares which are held by Xinyuan Real Estate, Ltd.
- (2) The percentages are subject to rounding difference, if any.

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

Hong Kong, 15 July 2020

As at the date of this announcement, the board of the Company 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.

In the case of any inconsistency, the English text of this announcement shall prevail over the Chinese text.