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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)

INSIDE INFORMATION

This announcement is made by Xinyuan Property Management Service (Cayman) Ltd. (the “**Company**” together with its subsidiaries, the “**Group**”) pursuant to Rule 13.09 of the Rules Governing the Listing of Securities (the “**Listing Rules**”) on The Stock Exchange of Hong Kong Limited (the “**Stock Exchange**”) and the Inside Information Provisions (as defined in the Listing Rules) under Part XIVA of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong).

In the course of conducting its year-end assets checking and budgeting process in accordance with its financial control protocol, the Company has identified that certain time deposits of Xinyuan Science and Technology Service Group Co., Ltd.* (鑫苑科技服務集團有限公司) (“**Xinyuan Science and Technology**”), a wholly-owned subsidiary of the Company, which are deposited with the Bank of Zhengzhou Co., Ltd. (鄭州銀行股份有限公司) (“**BOZ**”) and Huaxia Bank Co., Ltd. (華夏銀行股份有限公司) (“**Huaxia Bank**”) and amounting to approximately RMB 402 million in aggregate (the “**Time Deposits**”), have been pledged in favour of BOZ and Huaxia Bank (the “**Pledges**”) to secure loan facilities for a subsidiary of Xinyuan Real Estate Co., Ltd., the controlling shareholder of the Company (“**Xinyuan Real Estate**”), and certain companies which are not part of the Group.

The Company and its board of directors (“**Board**”) treat this matter extremely seriously, and have taken urgent steps to obtain further information about the Pledges, which were made without the knowledge or consent of any member of the current Board or the senior management of the Company. The Company and its Board are furthermore assessing the potential impact on the Company (including how to mitigate any adverse impact), and considering further action which might be taken to protect the interests of Company and its shareholders, with the support of the Company’s legal advisors.

Key information which the Company has obtained to date is summarised below.

In respect of the Time Deposits with BOZ:

No.	Date of pledge agreement	Borrower	Amount of the Time Deposits pledged	Maturity date of the relevant loan
1.	8 July 2022	鄭州犂牛貿易有限公司 (Zhengzhou Jiangniu Trading Company Limited*)	Time deposits amounting to RMB73.17 million.	8 January 2023
2.	24 August 2022	鄭州豫晟園林設計有限公司 (Zhengzhou Yusheng Garden Design Company Limited*), a subsidiary of Xinyuan Real Estate	Time deposits amounting to RMB61.88 million.	24 February 2023
3.	17 November 2021	鄭州犂牛貿易有限公司 (Zhengzhou Jiangniu Trading Company Limited*)	Time deposits amounting to RMB172.80 million.	17 November 2022 ^(Note)

In respect of the Time Deposits with Huaxia Bank:

No.	Date of pledge agreement	Borrower	Amount of the Time Deposits pledged	Maturity date of the relevant loan
4.	24 November 2021	濟源市森瑞實業有限公司 (Jiyuan Senrui Industry Co., Ltd*)	Time deposits amounting to RMB94.53 million.	23 November 2022 ^(Note)

Note: To the best of the Company's knowledge and understanding, the relevant loan is unlikely to be repaid by the maturity date as indicated.

The Company is investigating into the matters summarised above on an expedited basis, and will provide further update(s) by way of announcement(s), as and when appropriate, in accordance with the Listing Rules.

The shareholders of the Company and potential investors are advised to exercise caution when dealing in the shares of the Company.

By order of the Board
Xinyuan Property Management Service (Cayman) Ltd.
SHEN Yuan-Ching
Chairman, Executive Director and Chief Executive Officer

Hong Kong, 15 November 2022

As at the date of this announcement, the Board comprises Mr. SHEN Yuan-Ching, Mr. FENG Bo and Mr. WANG Yong as executive Directors; Mr. TIAN Wenzhi as non-executive Director; and Mr. LI Yifan, Mr. LAN Ye, and Mr. LING Chenkai as independent non-executive Directors.

* *For identification purpose only*