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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)

POSITIVE PROFIT ALERT

This announcement is made by Xinyuan Property Management Service (Cayman) Ltd. (the “**Company**”, together with its subsidiaries, the “**Group**”) pursuant to the Inside Information Provisions (as defined under the Listing Rules) under Part XIVA of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong) (the “**SFO**”) and Rule 13.09(2)(a) of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “**Listing Rules**”).

The board (the “**Board**”) of directors (the “**Directors**”) of the Company wishes to inform the shareholders of the Company (the “**Shareholders**”) and potential investors that, based on the preliminary assessment by the Board with reference to the unaudited consolidated management accounts of the Group for the six months ended 30 June 2020 and information currently available, the Group expects to record a substantial increase of not less than 140% in its consolidated net profit attributable to equity holders for the six months ended 30 June 2020 as compared with that for the corresponding period in 2019. Such increase was mainly attributable to (1) the increase in gross floor area under management by the Group; (2) the growth in the Group’s revenue from the provision of property management services; (3) the increase of the gross profit margin of the Group as compared with the corresponding period in 2019 due to the improvement of overall operational efficiency of the Group; and (4) the recognition of one-off listing expenses in the amount of around RMB14 million incurred during the corresponding period in 2019.

As at the date of this announcement, the Company is still in the process of preparing and finalising its consolidated interim results for the six months ended 30 June 2020. The information contained in this announcement is only based on the information currently available to the Group and the preliminary assessment made by the Board based on the unaudited consolidated management accounts of the Group for the six months ended 30 June 2020, which have not been audited and reviewed by the Company’s independent auditor or approved by the audit committee of the Company, and may be subject to adjustments. Shareholders and potential investors are advised to read carefully the interim results announcement of the Company for the six months ended 30 June 2020 which is expected to be published by the end of August 2020.

Since the management accounts of the Company are not yet audited, Shareholders 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.
ZHANG Yong
Chairman and Non-Executive Director

Hong Kong, 4 August 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; Mr. LUO Ji, Mr. LI Yifan and Mr. WANG Peng as independent non-executive Directors.