

DESPATCH/COLLECTION OF SHARE CERTIFICATES AND REFUND MONIES

Applicants who have applied for 1,000,000 Hong Kong Public Offering Shares or more on **WHITE** Application Forms or through **HK eIPO White Form** service and have provided all information required and whose applications are wholly or partially successful, may collect their share certificate(s) in person from the Hong Kong Branch Share Registrar, Tricor Investor Services Limited, at Level 54, Hopewell Centre, 183 Queen's Road East, Hong Kong from 9:00 a.m. to 1:00 p.m. on Thursday, 10 October 2019 or such other date as notified by the Company. Applicants being individuals who are eligible for personal collection cannot authorise any other person to make collection on their behalf. Corporate applicants who are eligible for personal collection must attend by sending their authorised representatives each bearing letters of authorisation from their corporation stamped with the respective corporation's chop. Both individuals and authorised representatives (as applicable) must produce, at the time of collection, evidence of identity acceptable to the Hong Kong Branch Share Registrar. If such applicants do not collect their Share certificate(s) personally within the time specified for collection, the Share certificates will be despatched promptly to the address specified in their Application Forms or application instructions by ordinary post at their own risk.

Share certificates for Hong Kong Public Offering Shares allotted to applicants using **WHITE** Application Forms or the **HK eIPO White Form** service which have applied for less than 1,000,000 Hong Kong Public Offering Shares, are expected to be despatched to those entitled to the address specified on the relevant **WHITE** Application Forms or in the relevant application instructions through the **HK eIPO White Form** service by ordinary post at their own risk on or before Thursday, 10 October 2019.

Wholly or partially successful applicants on **YELLOW** Application Forms will have their share certificate(s) issued in the name of HKSCC Nominees and deposited into CCASS for credit to their CCASS Investor Participant stock accounts or their designated CCASS Participant's stock accounts as instructed by the applicants in the **YELLOW** Application Forms on Thursday, 10 October 2019, or in the event of contingency, on any other date determined by HKSCC or HKSCC Nominees.

Share certificates for Hong Kong Public Offering allotted to applicants giving **electronic application instructions** to HKSCC via CCASS will be issued in the name of HKSCC Nominees and deposited into CCASS for credit to their CCASS Investor Participant stock accounts or their designated CCASS Participant's stock accounts as instructed by them electronically, on Thursday, 10 October 2019, or in case of contingency, on any other date determined by HKSCC or HKSCC Nominees.

Applicants applying through a designated CCASS Participant (other than a CCASS Investor Participant) using **YELLOW** Application Forms and by giving **electronic application instructions** to HKSCC via CCASS should check the number of Hong Kong Public Offering Shares allocated to them and the amount of refund monies (if any) payable to them (if they applied by giving **electronic application instructions** to HKSCC via CCASS) with that CCASS Participant.

Applicants applying as a CCASS Investor Participant on **YELLOW** Application Forms or by giving **electronic application instructions** to HKSCC via CCASS should check the announcement published by the Company and report any discrepancies to HKSCC before 5:00 p.m. on Thursday, 10 October 2019 or any other date as shall be determined by HKSCC or HKSCC Nominees. Immediately after the credit of the Hong Kong Public Offering Shares to the CCASS Investor Participant's stock accounts, the applicant may check the new account balance (and the amount of refund monies payable to them if they apply by giving **electronic application instructions** to HKSCC via CCASS) via CCASS Phone System and the CCASS Internet System (using the procedures contained in HKSCC's "An Operating Guide for Investor Participants" in effect from time to time). HKSCC will also make available to such applicants activity statements showing the number of Offer Shares credited to their CCASS Investor Participant's stock accounts and (for CCASS Investor Participants applying by giving **electronic application instructions** to HKSCC) the amount of refund monies credited to their respective designated bank accounts.

Applicants on **WHITE** or **YELLOW** Application Forms who have applied for 1,000,000 Hong Kong Public Offering Shares or more and have provided all information required by their **WHITE** or **YELLOW** Application Forms, may collect their refund cheque(s) (where applicable) in person from the Hong Kong Branch Share Registrar, Tricor Investor Services Limited, at Level 54, Hopewell Centre, 183 Queen's Road East, Hong Kong from 9:00 a.m. to 1:00 p.m. on Thursday, 10 October 2019. Applicants being individuals who are eligible for personal collection cannot authorise any other person to make collection on their behalf. Corporate applicants who are eligible for personal collection must attend by their authorised representatives each bearing letters of authorisation from their corporation stamped with the respective corporation's chop. Both individuals and authorised representatives (as applicable) must produce, at the time of collection, evidence of identity acceptable to the Hong Kong Branch Share Registrar. If such applicants do not collect their refund cheque(s) personally within the time specified for collection, the refund cheque(s) will be despatched promptly to the addresses specified in their Application Forms by ordinary post at their own risk.

Refund cheques for applicants on **WHITE** or **YELLOW** Application Forms which have applied for less than 1,000,000 Hong Kong Public Offering Shares, are expected to be despatched to the addresses specified on their Application Forms by ordinary post at their own risk on or before Thursday, 10 October 2019.

For applicants who have applied through the **HK eIPO White Form** service and paid the application monies from a single bank account, refund monies (if any) will be despatched to their application payment bank account in the form of e-Auto Refund payment instructions on Thursday, 10 October 2019. For applicants who have applied through the **HK eIPO White Form** service and paid the application monies through multiple bank accounts, refund monies (if any) in the form of refund cheque(s) will be despatched to the address as specified in their **HK eIPO White Form** service application instructions by ordinary post and at their own risk on or before Thursday, 10 October 2019.

For applicants who have applied by giving **electronic application instructions** to HKSCC to apply on their behalf, all refund monies (if any) are expected to be credited to their designated bank accounts (if the applicants have applied as a CCASS Investor Participant) or the designated bank account of their broker or custodian on Thursday, 10 October 2019.

Share certificates for the Offer Shares will only become valid certificates of title at 8:00 a.m. on Friday, 11 October 2019, provided that (i) the Global Offering has become unconditional in all respects; and (ii) the right of termination as described in the subsection headed “Underwriting – Underwriting Arrangements and Expenses – Hong Kong Public Offering – Grounds for Termination” in the Prospectus has not been exercised.

The Company will not issue any temporary documents of title in respect of the Shares. No receipt will be issued for sums paid on application.

PUBLIC FLOAT

Immediately following the completion of the Global Offering, not less than 25% of the total issued share capital of the Company will be held by the public in compliance with the requirements under Rule 8.08 of the Listing Rules.

COMMENCEMENT OF DEALINGS

Assuming that the Global Offering becomes unconditional in all respects at or before 8:00 a.m. on Friday, 11 October 2019, dealings in the Shares on the Main Board of the Stock Exchange are expected to commence at 9:00 a.m. on Friday, 11 October 2019. The Shares will be traded in board lots of 1,000 Shares each. The stock code of the Shares is 1895.

In view of the high concentration of shareholding in a small number of Shareholders, Shareholders and respective investors should be aware that the price of the Shares could move substantially even with a small number of Shares traded, and should exercise extreme caution when dealing in the Shares.

By Order of the Board
Xinyuan Property Management Service (Cayman) Ltd.
Ms. Wang Yanbo
Executive Director and Chief Executive Officer

Hong Kong, 10 October 2019

As at the date of this announcement, the Board comprises Ms. Wang Yanbo and Mr. Huang Bo as the executive Directors, Mr. Zhang Yong and Ms. Yang Yuyan as the non-executive Directors, and Mr. Luo Ji, Mr. Li Yifan and Mr. Wang Peng as the independent non-executive Directors.