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 under Part XIVA of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong) and Rule 13.09 of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited.

The board of directors (the "**Board**") of the Company wishes to inform the shareholders of the Company and potential investors that, based on the preliminary assessment by the Board with reference to the unaudited management accounts of the Group for the year ended 31 December 2024 (the "**Year**") and information currently available, the Group expects to record a historical high consolidated revenue for the Year in the range of approximately RMB850 million to RMB870 million, as compared to the consolidated revenue of approximately RMB750 million for the year ended 31 December 2023 (the "**Corresponding Year**"). The consolidated net profit attributable to equity holders of the parent for the Year is expected to be increased by over 150% year on year, from approximately RMB28 million for the Corresponding Year. Such increase in revenue and net profit was attributable to the increase in property management area of the Group, new businesses development including community value-added services, and growth of existing businesses during the Year.

As at the date of this announcement, the Company is still in the process of finalising its consolidated annual results for the Year. The information contained in this announcement is only based on a preliminary assessment made by the Board based on the unaudited management accounts of the Group for the Year provided by the management of the Company, and is not based on any figures or information audited by the Company's independent auditor or reviewed by the audit committee of the Company. The actual results of the Group for the Year may differ from the information contained in this announcement. Shareholders of the Company and potential investors are advised to read carefully the annual results announcement of the Company for the Year which will be published by the end of March 2025.

Holders of securities and potential investors of the Company are advised to exercise caution when dealing in the securities 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, 27 March 2025

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, Mr. LING Chenkai and Ms. ZHAO Xia as independent non-executive directors.