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)

ANNUAL RESULTS ANNOUNCEMENT FOR THE YEAR ENDED 31 DECEMBER 2024

FINANCIAL HIGHLIGHTS

1. Total revenue for the year ended 31 December 2024 increased by approximately 15.9% to approximately RMB868.9 million from approximately RMB749.6 million for the year ended 31 December 2023.

2. Profit attributable to owners of the Company for the year ended 31 December 2024 increased by 209.6% to approximately RMB87.0 million from approximately RMB28.1 million for the year ended 31 December 2023.

3. Basic earnings per share of the Company for the year ended 31 December 2024 increased by 204.0% from approximately RMB4.96 cents for the year ended 31 December 2023 to approximately RMB15.08 cents.

4. The Group's contracted GFA under property management services as at 31 December 2024 was approximately 64.6 million sq.m., representing an increase of approximately 16.8% over approximately 55.3 million sq.m. as at 31 December 2023.

5. The Board recommends a final dividend of HK2.73 cents per ordinary share in respect of the year ended 31 December 2024, with a cumulative dividend for 2024 of approximately RMB44.5 million.

RESULTS

The board (the "**Board**") of directors (the "**Directors**") of Xinyuan Property Management Service (Cayman) Ltd. (the "**Company**") is pleased to announce the audited consolidated financial results of the Company and its subsidiaries (collectively the "**Group**") for the year ended 31 December 2024, together with the comparative figures for the previous year as follows:

CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

For the year ended 31 December 2024

	Notes	**2024** *RMB'000*	2023 *RMB'000*
REVENUE	4	**868,874**	749,606
Cost of services		**(623,888)**	(508,332)
Gross profit		**244,986**	241,274
Other income and gains – net	5	**26,895**	8,036
Administrative expense		**(93,130)**	(81,749)
Sales expenses		**(27,620)**	(1,287)
Research and development costs		**(17,491)**	(17,198)
Provision for impairment on financial assets and contract assets (other than related parties)	6	**(36,172)**	(20,546)
Reversal/(provision) for impairment on financial assets and contract assets (related parties)	6	**33,173**	(11,781)
Provision for impairment on prepayments	6	**(27,476)**	(14,261)
Loss related to Pledges	6	**–**	(790)
Provision for impairment on investment properties		**(2,671)**	–
Interest on lease liabilities		**(1,041)**	(258)
Change in fair value of financial assets at fair value through profit or loss ("**FVTPL**")		**–**	(30,891)
Other expenses		**(7,191)**	(1,379)
Share of profits of associates		**77**	74
Profit before income tax	6	**92,339**	69,244
Income tax expense	7	**(3,699)**	(40,831)
Total comprehensive income for the year		**88,640**	28,413

	Notes	**2024**	2023
		RMB'000	*RMB'000*
Total comprehensive income for the year attributable to:			
Equity holders of the Company		**87,041**	28,126
Non-controlling interests		**1,599**	287
		88,640	28,413
		RMB cents	*RMB cents*
Earnings per share attributable to the equity holders of the Company			
– Basic	9	**15.08**	4.96
– Diluted	9	**15.08**	4.96

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

31 December 2024

	Notes	2024 RMB'000	2023 RMB'000
NON-CURRENT ASSETS			
Property, plant and equipment		**13,335**	10,105
Goodwill		**3,090**	3,090
Right-of-use assets		**38,692**	11,419
Intangible assets		**38,929**	3,022
Investments in associates		**655**	476
Prepayments to a related party	10	**47,336**	74,812
Investment properties		**49,574**	–
Financial asset at fair value through other comprehensive income		**4,000**	–
Deferred tax assets		**45,273**	27,090
		240,884	130,014
CURRENT ASSETS			
Inventories		**43,710**	53,600
Payments to a related party	10	**99,297**	102,324
Trade and bills receivables	11	**324,826**	228,614
Contract assets	12	**58,351**	46,525
Deposits, prepayments and other receivables	10	**249,630**	245,298
Financial assets at FVTPL		**–**	10,101
Cash and cash equivalents	13	**264,018**	258,957
		1,039,832	945,419
CURRENT LIABILITIES			
Trade payables	14	**144,963**	106,683
Other payables and accruals		**264,179**	214,370
Contract liabilities		**144,489**	106,502
Lease liabilities		**14,269**	3,611
Tax payable		**84,450**	89,584
		652,350	520,750
NET CURRENT ASSETS		**387,482**	424,669
TOTAL ASSETS LESS CURRENT LIABILITIES		**628,366**	554,683

	Notes	**2024** *RMB'000*	2023 *RMB'000*
NON-CURRENT LIABILITIES			
Lease liabilities		**32,781**	7,613
Deferred tax liabilities		**6,905**	5,344
Total non-current liabilities		**39,686**	12,957
Net assets		**588,680**	541,726
EQUITY			
Share capital	15	**5**	5
Reserves		**583,982**	538,627
Equity attributable to owners of the Company		**583,987**	538,632
Non-controlling interests		**4,693**	3,094
Total equity		**588,680**	541,726

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2024

1. CORPORATE AND GROUP INFORMATION

The Company was incorporated on 13 December 2018 in the Cayman Islands and its shares are listed on the Main Board of The Stock Exchange of Hong Kong Limited (the "**Stock Exchange**"). The trading in shares of the Company has been suspended since 16 November 2022. The registered office of the Company is located at the offices of PO Box 309, Ugland House, Grand Cayman, KY1-1104, Cayman Islands. The principal place of business of the Company is located at Unit B, 17/F., United Centre, 95 Queensway, Admiralty, Hong Kong.

The Company is an investment holding company. During the year, the Company's subsidiaries were involved in the following principal activities:

- Property management services
- Value-added services
- Pre-delivery and consulting services
- Property engineering services

The ultimate holding company of the Company is Xinyuan Real Estate Co., Ltd. (the "**Ultimate Holding Company**"), a company established in the Cayman Islands and its shares are listed on the New York Stock Exchange.

2.1 BASIS OF PREPARATION

These consolidated financial statements have been prepared in accordance with IFRS Accounting Standards as issued by the International Accounting Standards Board ("**IASB**"), which includes all applicable individual IFRSs, International Accounting Standards ("**IASs**") interpretations issued and approved by the IASB, the disclosure requirements of the Hong Kong Companies Ordinance and the Rules Governing the Listing of Securities on the Stock Exchange ("**Listing Rules**").

The consolidated financial statements have been prepared under the historical cost convention except for certain financial instruments which are measured at fair values at the end of the reporting period.

The consolidated financial statements are presented in Renminbi ("**RMB**"), unless otherwise stated, which is the same as the functional currencies of the Company and its subsidiaries. All values are rounded to the nearest thousand (RMB'000) except when otherwise indicated.

2.2 ADOPTION OF NEW AND AMENDMENTS TO IFRSs

The principal accounting policies and methods of computation used by the Group in the preparation of the consolidated financial statements for the year ended 31 December 2024 are consistent with those adopted in the consolidated financial statements for the year ended 31 December 2023, except for the application of the new and amendments to IFRSs as explained in below.

Adoption of new and amendments to IFRSs

In the current year, the Group has adopted for the first time the following amendments to IFRSs issued by IASB, which are mandatorily effective for the Group's consolidated financial statements for the accounting period beginning on 1 January 2024:

Amendments to IFRS 16	Lease liability in a Sale and Leaseback
Amendments to IAS 1	Classification of Liabilities as Current or Non-current
Amendments to IAS 1	Non-current Liabilities with Covenants
Amendments to IAS 7 and IFRS 7	Supplier Finance Arrangements

The application of the amendments to IFRSs in the current year had no material impact on the Group's consolidated financial positions and performance for the current and prior years and/or on the disclosures set out in these consolidated financial statements.

New and amendments to IFRSs in issue but not yet effective

The Group has not early applied the following new and amendments to IFRSs that have been issued but are not yet effective:

Amendment to IFRS 9 and IFRS 7	Amendments to the Classification and Measurement of Financial Instruments[3]
Amendment to IFRS 10 and IAS 28	Sale or Contribution of Assets between an Investor and its Associate or Joint Venture[1]
Amendments to IFRS Accounting Standards	Annual Improvements to IFRS Accounting Standards 2024 – Amendments to IFRS 1, IFRS 7, IFRS 9, IFRS 10 and IAS 7[3]
Amendments to IAS 21	Lack of Exchangeability[2]
IFRS 18	Presentation and Disclosure in Financial Statements[4]

1 Effective for annual periods beginning on or after a date to be determined.
2 Effective for annual periods beginning on or after 1 January 2025.
3 Effective for annual periods beginning on or after 1 January 2026.
4 Effective for annual periods beginning on or after 1 January 2027.

Except for the new and amendments to IFRSs mentioned below, the directors of the Company anticipate that the application of the amendments to IFRSs is not expected to have material impact to the Group's consolidated financial statements in the future.

IFRS 18 – Presentation and Disclosure in Financial Statements

IFRS 18 *Presentation and Disclosure in Financial Statements* ("**IFRS 18**"), which sets out requirements on presentation and disclosures in financial statements, will replace IAS 1 *Presentation of Financial Statements* ("**IAS 1**"). This new IFRS Accounting Standard, while carrying forward many of the requirements in IAS 1, introduces new requirements to present specified categories and defined subtotals in the statement of profit or loss; provide disclosures on management-defined performance measures in the notes to the financial statements and improve aggregation and disaggregation of information to be disclosed in the financial statements. In addition, some IAS 1 paragraphs have been moved to IAS 8 *Accounting Policies, Changes in Accounting Estimates and Errors* and IFRS 7 *Statement of Cash Flows* ("**IFRS 7**"). Minor amendments to IAS 7 *Statement of Cash Flows* and IAS 33 *Earnings per Share* are also made.

IFRS 18, and amendments to other standards, will be effective for annual periods beginning on or after 1 January 2027, with early application permitted. The application of IFRS 18 is expected to affect the presentation of the statement of profit or loss and disclosures in the future consolidated financial statements but is not expected to have material impact on the Group's consolidated financial positions and performance. The Group is in the process of assessing the detailed impact of IFRS 18 on the Group's future consolidated financial statements.

3. OPERATING SEGMENT INFORMATION

Management has determined the operating segments based on the reports reviewed by the chief operating decision maker. The chief operating decision maker, who is responsible for allocating resources and assessing performance of the operating segment, has been identified as the chief executives of the Company.

During the year, the Group is principally engaged in the provision of property management services, value-added services, pre-delivery and consulting services and property engineering services to customers in the PRC. Management reviews the operating results of the business as one operating segment to make decisions about resources to be allocated. Therefore, the chief operating decision maker of the Company regards that there is only one segment which is used to make strategic decisions.

The major operating entities of the Group are domiciled in the PRC. Accordingly, all of the Group's revenue was derived in the PRC during the year.

As at 31 December 2024, all of the non-current assets were located in the PRC (2023: Same).

4. REVENUE

Revenue mainly represents consideration to which the Group expects to be entitled for the property management services, value-added services, pre-delivery and consulting services and property engineering services rendered to customers. An analysis of the Group's revenue by category is as follows:

(1) Disaggregation of revenue

	2024	2023
	RMB'000	*RMB'000*
Revenue from contract with customers within the scope of IFRS 15, types of goods or services		
Property management services	**570,548**	534,791
Value-added services	**203,863**	115,852
Pre-delivery and consulting services	**11,252**	24,332
Property engineering services	**83,211**	74,631
	868,874	749,606

Revenue from contract with customers within the scope of IFRS 15 by timing of revenue recognition:

	Property management services		**Value-added services**		**Pre-delivery and consulting services**		**Property engineering services**		**Total**	
	2024	2023	**2024**	2023	**2024**	2023	**2024**	2023	**2024**	2023
	RMB'000	*RMB'000*	***RMB'000***	*RMB'000*	***RMB'000***	*RMB'000*	***RMB'000***	*RMB'000*	***RMB'000***	*RMB'000*
Point in time	**–**	–	**58,322**	33,584	**330**	2,641	**–**	–	**58,652**	36,225
Over time	**570,548**	534,791	**145,541**	82,268	**10,922**	21,691	**83,211**	74,631	**810,222**	713.381
	570,548	534,791	**203,863**	115,852	**11,252**	24,332	**83,211**	74,631	**868,874**	749,606

For the year ended 31 December 2024, revenue from entities controlled by the Ultimate Holding Company amounting to approximately RMB11,172,000, RMB6,629,000, RMB7,195,000 and RMB43,495,000 (2023: RMB12,655,000, RMB5,374,000, RMB13,493,000 and RMB49,830,000), representing 1.29%, 0.76%, 0.83% and 5.01% (2023: 1.69%, 0.72%, 1.80% and 6.65%) to the Group's total revenue from property management services, value-added services, pre-delivery and consulting services and property engineering services, respectively. Other than the entities controlled by the Ultimate Holding Company, the Group had a large number of customers and none of whom contributed 10% or more to the Group's revenue for the year (2023: Nil).

(2) Contract liabilities

The following table shows the revenue recognised in the current year relating to carried-forward contract liabilities:

	2024	2023
	RMB'000	*RMB'000*
Revenue recognised that was included in the contract liability balance at the beginning of the year	**106,502**	109,359

(3) Performance obligations

For property management services and pre-delivery and consulting services, the Group recognises revenue in the amount that equals to the right to invoice which corresponds directly with the value to the customer of the Group's performance to date.

The majority of the property management service contracts do not have a fixed term. The terms of the contracts for pre-delivery and consulting services (except for construction services) are generally set to expire when the counterparties notify the Group that the services are no longer required.

The Group has elected the practical expedient in paragraph 121 of IFRS 15 for the value-added services and construction services contracts that regarding the performance obligation that has an original expected duration of one year or less, the Group does not make disclosure in accordance with paragraph 120 of IFRS 15, that is the aggregate amount of the transaction price allocated to the performance obligations that are unsatisfied (or partially unsatisfied) as of the end of the reporting period and an explanation of when the Group expects to recognise as revenue.

5. OTHER INCOME AND GAINS – NET

	2024	2023
	RMB'000	*RMB'000*
Bank interest income	**1,253**	4,753
Recovery from loss on the interest income from Pledges	**24,438**	–
Loss on partial settlement of other receivables related to Pledges	**(6,489)**	–
Government grants *(Note (a))*	**590**	484
Foreign exchange differences, net	**(1,311)**	1,201
Gain on redemption of financial assets at FVTPL	**166**	–
Gain on disposal of a subsidiary	**95**	–
Others	**8,153**	1,598
	26,895	8,036

Notes:

(a) Government grants mainly represented the subsidies received from the local government in support of the business operation. There was no condition to be fulfilled by the Group in relation to the subsidies.

6. PROFIT BEFORE INCOME TAX

The Group's profit before income tax is arrived at after charging/(crediting):

	Notes	**2024** *RMB'000*	2023 *RMB'000*
Cost of services provided		**623,888**	508,332
Employee benefit expenses *(Note (a))* (excluding directors' and chief executive's remuneration) included in:			
Wages and salaries		**200,387**	148,278
Pension scheme contributions		**27,522**	20,252
		227,909	168,530
Impairment of financial assets at amortised cost and contract assets			
– Third parties			
Provision for impairment of trade receivables	11	**14,841**	23,021
Provision/(reversal) for impairment of contract assets	12	**7,350**	(454)
Provision/(reversal) for impairment of financial assets included in prepayments and other receivables	10(c)	**13,981**	(2,021)
		36,172	20,546
– Related parties			
(Reversal)/provision for impairment of trade receivables	11	**(34,556)**	14,946
(Reversal)/provision for impairment of contract assets	12	**(4,004)**	2,633
(Reversal)/provision for impairment of financial assets included in payments	10(b)	**(3,019)**	21,393
Provision for impairment of other receivables	10(c)	**8,406**	184
Reversal for impairment of loan to a related party		**–**	(27,375)
		(33,173)	11,781
Provision for impairment of prepayments	10(a)	**27,476**	14,261
Loss related to Pledges			
– Provision for impairment of other receivables – receivables related to Pledges	10(d)	**–**	790
		–	790
Write down on inventories		**5,109**	672

	2024	2023
	RMB'000	*RMB'000*
Depreciation and amortisation:		
Depreciation of property, plant and equipment *(Note (b))*	**5,854**	2,314
Depreciation of right-of-use assets	**8,475**	2,576
Depreciation of investment properties	**1,463**	–
Amortisation of intangible assets	**3,376**	415
	19,168	5,305
Auditor's remuneration	**2,143**	2,844
Professional fee on Investigation and Internal Control Review *(Note (c))*	**3,601**	11,533
Expenses relating to short-term leases	**228**	651
Loss on disposal of property, plant and equipment	**94**	129

Cost of sales dealt with in the consolidated financial statements represented cost of services provided by the Group.

Notes:

(a) Total employee benefit expenses of approximately RMB140,059,000 and RMB87,850,000 (2023 RMB113,066,000 and RMB55,464,000) were charged to cost of sales and administrative expenses, respectively for the year ended 31 December 2024.

(b) Total depreciation of property, plant and equipment of approximately RMB3,677,000 and RMB2,177,000 (2023: RMB1,481,000 and RMB833,000) were charged to cost of sales and administrative expenses, respectively for the year ended 31 December 2024.

(c) Professional fee on Investigation and Internal Control Review mainly consisted of arbitration fees, lawyers fee and investigation fees.

7. INCOME TAX EXPENSE

	2024	2023
	RMB'000	*RMB'000*
Current income tax – PRC:		
Corporate income tax	**21,294**	41,493
Withholding tax	**977**	6,677
	22,271	48,170
Deferred income tax – PRC:		
Deferred tax asset recognised	**(18,183)**	(5,136)
Deferred tax liabilities recognised	**(389)**	(2,203)
	(18,572)	(7,339)
Total tax charge for the year	**3,699**	40,831

(a) Cayman Islands income tax

The Company is incorporated in the Cayman Islands as an exempted company with limited liability under the Companies Law of the Cayman Islands and accordingly, is exempted from Cayman Islands income tax.

(b) British Virgin Islands ("BVI") income tax

Pursuant to the rules and regulations of the BVI, the Group is not subject to any income tax in the BVI.

(c) Hong Kong profits tax

No provision for Hong Kong profits tax was made as the Group did not have any assessable income subject to Hong Kong profits tax during the year (2023: Same).

(d) PRC Corporate Income Tax

Under the relevant PRC income tax law, four PRC entities of the Group are subject to corporate income tax at a rate of 25% during the year on their respective taxable income (2023: Same).

Other the PRC entities mentioned above, the other PRC entities of the Group and its subsidiaries are recognised as a small profit enterprise, the portion of annual taxable income amount, which does not exceed RMB1 million, shall be computed at a reduced rate of 25% as taxable income amount, and be subject to enterprise income tax at 20%. And the portion of annual taxable income, which exceeds RMB1 million but does not exceed RMB3 million, shall be computed at a reduced rate of 50% as taxable income amount, and be subject to enterprise income tax at 20%.

(e) Withholding tax

Pursuant to the PRC Corporate Income Tax Law, a 5% withholding tax is levied on dividends declared to foreign investors from the foreign investment enterprises established in Mainland China. The requirement is effective from 1 January 2008 and applies to earnings after 31 December 2007. A lower withholding tax rate may be applied if there is a tax treaty between Mainland China and the jurisdiction of the foreign investors. For the Group, the applicable rate is 5%. The above PRC withholding tax has been provided based on the net profits of the year planned to be distributed by the Company's Mainland China subsidiaries and the applicable tax rate of 5%.

8. DIVIDENDS

A final dividend in respect of the year ended 31 December 2024 of HK2.73 cents per ordinary share, amounting to approximately HK$16,190,000 (equivalent to RMB14,952,000), has been proposed by the Board.

On 29 August 2024, an interim dividend in respect of the six months ended 30 June 2024 of approximately HK5.52 cents per ordinary share, amounting to approximately HK$32,736,000 (equivalent to RMB29,564,000), has been proposed by the Board and has been paid in September 2024.

A special dividend in respect of the six months ended 30 June 2023 of HK3.8 cents per ordinary share, amounting to approximately HK$21,565,000 (equivalent to RMB19,971,000), has been recommended by the Board on 12 March 2024 and has been paid in April 2024.

9. EARNINGS PER SHARE ATTRIBUTABLE TO THE EQUITY HOLDERS OF THE COMPANY

For the year ended 31 December 2024, the basic earnings per share is calculated by dividing the earnings for the year attributable to ordinary equity holders of the Company by the weighted average number of ordinary shares of 577,268,400 (2023: 567,500,000) in issue during the year. There were no differences between the basic and diluted earnings per share as there were no potential dilutive ordinary shares outstanding during the year.

10. DEPOSITS, PREPAYMENTS AND OTHER RECEIVABLES/LOAN TO A RELATED PARTY/ PAYMENTS TO RELATED PARTIES/PREPAYMENTS TO A RELATED PARTY

	2024	2023
	RMB'000	*RMB'000*
Non-current		
Prepayments		
– Related parties *(Notes (a))*	**89,073**	89,073
Less: allowance for impairment of prepayments	**(41,737)**	(14,261)
	47,336	74,812
Current		
Payments		
– Related parties *(Notes (b))*	**200,600**	206,646
Less: allowance for impairment of payments	**(101,303)**	(104,322)
	99,297	102,324
Prepayments		
– Related parties *(Notes (c))*	**12,617**	593
– Third parties	**13,726**	11,751
	26,343	12,344
Deposit	**30,441**	18,578
Less: allowance for impairment of deposit	**(12,404)**	–
	18,037	18,578
Other receivables		
– Related parties *(Note (c))*	**66,137**	16,129
– Related parties – receivables related to Pledges *(Note (d))*	**302,714**	398,847
– Third parties *(Note (c))*	**7,320**	7,809
	376,171	422,785
Less: allowance for impairment of:		
– other receivables on related party	**(13,287)**	(4,881)
– receivables related to Pledges	**(153,884)**	(201,355)
– other receivables on third party	**(3,750)**	(2,173)
	205,250	214,376
	249,630	245,298

Notes:

(a) Balance represented the payment of entire consideration in advance in accordance with the sale and purchase contract entered into with the Ultimate Holding Company in 2018, for the purchase of 342 units of Xinyuan Mingcheng, the property development project is located in Henan Province.

During the year ended 31 December 2024, the construction of the properties had completed but the relevant certificate of handed over was provided to the Group subsequent to the year so that the balance is classified as prepayment as at 31 December 2024.

The directors of the Company considered that there was approximately RMB41,737,000 impairment provision provided as at 31 December 2024 as the recoverable amount of the prepayment (i.e. fair value less costs of disposal of properties) was assessed to be lower than its carrying amount (2023: RMB14,261,000).

(b) Balance of RMB189,373,000 (2023: RMB195,419,000) represented payments to certain subsidiaries of the Ultimate Holding Company for exclusive sales right of car parking spaces. In September 2020, the Group and Ultimate Holding Company entered into the Car Parking Space Exclusive Sales Cooperation Agreement (the "**Agreement**"), pursuant to which, Ultimate Holding Company agreed to designate the Group as the exclusive sales partner of a total 4,066 car parking spaces and the Group agreed to pay the refundable payments in cash of approximately RMB206,783,000, representing the total car parking spaces reserve price as the deposits for being such exclusive sales partner. The Agreement became effective upon the fulfillment of conditions and the approval by shareholders other than the controlling shareholder at an extraordinary general meeting in 2020.

The payments would be refunded to the Group by instalments in accordance with the agreed sales milestones of car parking spaces.

Instalments	Sales milestone	Amounts to be refunded
First instalment	40% of total car parking spaces	40% of payments for exclusive sales right
Second instalment	70% of total car parking spaces	30% of payments for exclusive sales right
Third instalment	90% of total car parking spaces	30% of payments for exclusive sales right

On 23 December 2021, the Group and the Ultimate Holding Company entered into the supplemental agreement (the "**Supplemental Agreement**"), pursuant to which, both parties agreed to postpone the cooperation period to 31 December 2023. Such Supplemental Agreement became effective upon approval by shareholders other than the controlling shareholder at an extraordinary general meeting in 2022.

On 16 May 2022, the Group and the Ultimate Holding Company entered into the second supplemental agreement (the "**Supplemental Agreement II**"), pursuant to which, both parties agreed that, all the amount generated from the sales of designated car parking spaces will be received by the Group on behalf of subsidiaries of the Ultimate Holding Company and such amount will be directly applied as refund of the payments made until the payments are fully refunded. The Ultimate Holding Company will refund the above specified amount (after netting off the payment received on behalf by the Group so far) when the Group achieved the milestone and settle the remaining outstanding payments at the expiration of the Agreement. Such Supplemental Agreement II became effective upon approval by shareholders other than the controlling shareholder at an extraordinary general meeting in 2022.

During the year ended 31 December 2023, the Group has conducted certain sales activities under the aforementioned agreements. However, up to 31 December 2023, the Group did not achieve the first sales milestones, and the sales of designated car parking spaces amounted to approximately RMB6,582,000 during the year and an amount of RMB4,789,000 has been offset against the payments pursuant to the Supplemental Agreement II. During the year ended 31 December 2023, the Group generated the corresponding Pre-delivery and consulting service fee income of approximately RMB1,793,000, which were included in Pre-delivery and consulting service fee income. Pursuant to the Agreement, if the Ultimate Holding Company fails to duly refund the payments, interest shall be payable to the Group at the 1-year loan prime rate announced by the People's Bank of China for the same period (from the date on which the Group actually pays the relevant payments up to the date on which the deposit is actually refunded by the Ultimate Holding Company).

On 22 March 2024, the Company and Xinyuan Real Estate entered into an agreement (the "**Offset Agreement**") pursuant to which the parties agreed that all the cash sales proceeds of 2,181 car parking spaces (the "**Car Parking Spaces**") owned by Xinyuan Real Estate and currently managed by the Group or held by the Group for sale on behalf of Xinyuan Real Estate, if sold, will be retained by the Group and applied to settle an equivalent amount of the outstanding refundable payment. For the avoidance of doubt, the Group will not acquire ownership of the Car Parking Spaces under the Offset Agreement. If the sales proceeds are insufficient to settle the entire amount of the outstanding refundable payment, the shortfall will be payable by Xinyuan Real Estate to the Company in cash within ten working days after completion of sales of all Car Parking Spaces.

The directors of the Company assess the expected credit loss of the payments and approximately RMB95,636,000 was provided as at 31 December 2024 (2023: RMB98,655,000).

As at 31 December 2024, balance also includes another arrangement with a subsidiary of the Ultimate Holding Company of RMB11,227,000 (2023: RMB11,227,000). On 22 July 2022, Zhengzhou Shengdao Real Estate Co., Ltd. ("**Zhengzhou Shengdao**", an indirect wholly-owned subsidiary of Ultimate Holding Company) entered into a previous agreement ("**Previous Agreement**"), pursuant to which an independent third party, which is engaging in providing property management, parking space management, and agency services etc., agreed to assist Zhengzhou Shengdao to sell a total of 862 car parking spaces for a period commencing from 22 July 2022 until the sales of all car parking spaces are completed.

On 22 September 2023, Zhengzhou Shengdao, the independent third party and the Group entered into a tripartite agreement, pursuant to which (i) Zhengzhou Shengdao and the independent third party agreed to terminate the Previous Agreement; (ii) Zhengzhou Shengdao agreed to pay the termination fee to the independent third party; and (iii) the Group agreed to cooperate with Zhengzhou Shengdao to sell the remaining 798 unsold car parking spaces ("**Designated Car Park Spaces**") and pay the termination fee of RMB9,417,000 to the independent third party on behalf of Zhengzhou Shengdao.

On 22 September 2023, the Group and Zhengzhou Shengdao entered into the an agreement, pursuant to which Zhengzhou Shengdao agreed to designate the Group as the exclusive sales partner of a total of 798 Designated Car Parking Spaces for a co-operation period commencing from 22 September 2023 up to 21 September 2028. Under the agreement, the Group will be responsible for carrying out the work, including the initial sales planning and promotion of the Designated Car Parking Spaces and the provision of required services to the buyers in the course of the sale and purchase of the Designated Car Parking Spaces, including but not limited to assisting the buyers in executing the relevant agreements and delivering the Designated Car Parking Spaces. Pursuant to the agreement, the Group shall pay Zhengzhou Shengdao a refundable earnest money of RMB11,227,000, which is the minimum total sum of the Designated Car Park Spaces, in instalments as the deposit. First and second installments of the earnest money are RMB9,417,000 and RMB1,810,000, respectively, being the termination fee under the tripartite agreement to the independent third party and the remaining amount of the earnest money to Zhengzhou Shengdao. The terminal fee RMB9,417,000 consists of the unsold 718 car parking spaces about RMB8,022,000 and 80 car parking spaces originally agreed owned by itself about RMB894,174 and the termination compensation about RMB1,000,000 deducted by the deposits RMB500,000 the independent third party not paid.

Pursuant to which, both parties agreed that, all the amount generated from the sales of Designated Car Parking Spaces will be received by the Group on behalf of Zhengzhou Shengdao and such amount will be directly applied as refund of the payments made until the payments are fully refunded. As at 31 December 2024, no car parking spaces were sold out successfully. The directors of the Company assess the expected credit loss of the payments and approximately RMB5,667,000 was provided as at 31 December 2024 (2023: RMB5,667,000).

Further details are disclosed in the announcement of the Company dated 22 September 2023 and 11 October 2023.

(c) Other receivables on related parties were non-trade in nature, unsecured, interest-free and repayable on demand.

All the current portion of deposits, prepayment and other receivables are expected to be recovered or recognised as expense within one year.

The directors of the Company assess the expected credit loss of the other receivables from related party and approximately RMB8,406,000 (Note 6) was made for the year ended 31 December 2024 (2023: RMB184,000).

The directors of the Company assess (reversal)/provision for expected credit loss of the other receivables from third party and a provision of approximately RMB13,981,000 (Note 6) was provided for the year ended 31 December 2024 (2023: reversal of RMB2,021,000).

(d) Balance mainly represented the unauthorised pledged bank deposits for the bank borrowings obtained by the Borrowers and deducted by the bankers in relation to the failure of repayment by the Borrowers to the bankers. During the year ended 31 December 2024, the Ultimate Holding Company has confirmed that these balances were due from them and it will be responsible for settling the balances in cash.

The directors of the Company assessed the expected credit loss of the receivables related to unauthorised Pledges and reversed the provision of approximately RMB47,471,000 (Note 6) which was used to offsetting the loss on partial settlement of other receivables related to Pledges during the year ended 31 December 2024 (2023: provision of RMB790,000).

11. TRADE AND BILLS RECEIVABLES

	2024	2023
	RMB'000	*RMB'000*
Trade receivables *(Note (a))*		
– Related parties	**235,973**	265,222
– Third parties	**267,790**	161,343
	503,763	426,565
Less: allowance for impairment of trade receivables	**(180,497)**	(200,212)
	323,266	226,353
Bills receivable *(Note (b))*	**1,560**	2,261
	324,826	228,614

Notes:

(a) For trade receivables from property management services, the Group charges property management fees on a monthly or quarterly basis and the payment is generally due upon the issuance of demand notes. No credit period is granted (2023: Nil).

Receivables from value-added services and pre-delivery services are due for payments in accordance with the terms of the relevant services agreements with property developers, which is normally within 30 to 90 days (2023: 30 to 90 days) from the issue of demand note.

The amounts due from related parties are repayable on credit terms similar to those offered to other major customers of the Group.

(b) The balance represented certain bank acceptance bills totaling RMB1,560,000 (2023: RMB2,261,000). The directors of the Company considered that expected credit loss for these bills is immaterial in view of no history of default and good repayment history of these customers.

An ageing analysis of the trade and bills receivables as at the end of the year, based on the date of recognition of revenue and net of impairment, is as follows:

	2024	2023
	RMB'000	*RMB'000*
Within 1 year	**151,493**	124,409
1 to 2 years	**90,305**	40,032
2 to 3 years	**51,196**	57,374
3 to 4 years	**31,832**	6,799
Total	**324,826**	228,614

The movements in provision for impairment of trade and bills receivables are as follows:

	2024		2023	
	Third parties	**Related parties**	Third parties	Related parties
	RMB'000	***RMB'000***	*RMB'000*	*RMB'000*
At the beginning of year	**67,335**	**132,877**	44,314	117,931
Charge for the year *(Note 6)*	**14,841**	**(34,556)**	23,021	14,946
At the end of the year	**82,176**	**98,321**	67,335	132,877

12. CONTRACT ASSETS

	2024	2023
	RMB'000	*RMB'000*
Pre-delivery and consulting services		
– Related parties	**73,583**	64,156
– Third parties	**28,911**	23,166
	102,494	87,322
Less: allowance for impairment of contract assets	**(44,143)**	(40,797)
	58,351	46,525

Contract assets primarily relate to the Group's right to consideration for work completed but not yet billed at reporting date arising from pre-delivery and consulting services. Contract assets are transferred to receivables when the rights become unconditional.

Movement during the year is as disclosed below:

	2024	2023
	RMB'000	*RMB'000*
At 1 January	**46,525**	45,551
Increase in contract assets as a result of recognising revenue during the year	**73,571**	74,631
Decrease in contract assets as a result of right to consideration become unconditional during the year	**(61,745)**	(73,657)
At 31 December	**58,351**	46,525

The movements in provision for impairment of contract assets are as follows:

	2024		2023	
	Third parties	**Related parties**	Third parties	Related parties
	RMB'000	***RMB'000***	*RMB'000*	*RMB'000*
At the beginning of year	**8,409**	**32,388**	8,863	29,755
Charge for the year *(Note 6)*	**7,350**	**(4,004)**	(454)	2,633
At the end of the year	**15,759**	**28,384**	8,409	32,388

13. CASH AND CASH EQUIVALENTS

	2024	2023
	RMB'000	*RMB'000*
Cash and bank balances	**264,018**	258,957

14. TRADE PAYABLES

	2024	2023
	RMB'000	*RMB'000*
Trade payables		
– Related parties	**30,066**	1,040
– Third parties	**114,897**	105,643
	144,963	106,683

As at 31 December 2024, the carrying amounts of trade payables approximated to their fair values (2023: Same).

The trade payables have a normal credit terms of 30 to 90 (2023: 30 to 90) days.

The ageing analysis of trade payables based on the invoice date was as follows:

	2024	2023
	RMB'000	*RMB'000*
Within 1 year	**73,593**	84,692
1 to 2 years	**58,553**	10,745
2 to 3 years	**4,269**	10,657
Over 3 years	**8,548**	589
	144,963	106,683

15. SHARE CAPITAL

	2024	2023
	RMB'000	*RMB'000*
Authorised:		
38,000,000,000 shares of a par value of HK$0.00001 each	**380**	380

	Number of shares in issue	**Fully paid share capital**
		RMB'000
Issued and fully paid:		
At 1 January 2023, 31 December 2023 and 1 January 2024	567,500,000	5
Issued on 13 August 2024	25,537,500	–
At 31 December 2024	593,037,500	5

MANAGEMENT DISCUSSION AND ANALYSIS

BUSINESS REVIEW

Overview

The Group is a comprehensive property management service provider with extensive influence and robust operations. We are committed to offering a pleasant lifestyle as a new productivity development service provider within the larger property management sector. In 2024, the Group continued to focus its efforts on driving growth through three key areas: management services, scenario value enhancement, and technology empowerment. As at 31 December 2024, the Group offered property management services across 65 cities in the PRC to over 300,000 families, with contracted gross floor area ("GFA") of 64.6 million sq.m., and GFA under management of 40.1 million sq.m.

In terms of the scale expansion of management services, the focus was on expanding the "property management + commercial management" business modules. Based on the quality scale expansion, we achieved record-breaking scale growth by optimizing the "four-wheel drive" expansion model of "joint ventures and collaborations, market-oriented bidding, regional expansion, and localised development". During the year, the newly contracted GFA was 14.3 million sq.m., and newly managed area was 8.4 million sq.m.

The value-added development of the environment is centred around three key directions: asset appreciation, people-centric services, and external alliances. We intensified efforts to expand core businesses such as rental and sales services, home improvement services, household services, one-stop online shopping services, purified water services and doorstep services. Furthermore, the Group further empowered its operations across all business lines leveraging service digitization and scenario-based online platforms.

In terms of the value of technology empowerment, we built comprehensive service capabilities in larger property management based on the new productivity development in larger property management, forming service capabilities across multiple sectors, including broad real estate, larger property management, new multi-businesses, and smart communities. In 2024, the Company continued to upgrade the Xin Meta Platform, and constantly deepened the digitization of internal business management and operational management within property service companies, while consistently improving internal operational and management efficiency. Within the realm of larger property management, we optimized the SCRM product, providing internal empowerment while offering SaaS services to small and medium-sized property service companies. In the new multi-business sector, we focused on the independent R&D and design of smart products, with intelligent hardware solutions such as Xin Water Machine (鑫水機) and Xin Charging (鑫充電) being implemented, and online platforms such as Xin Duo Duo (鑫多多) and Xin Building Materials (鑫建材) launched, continuously supporting the intelligent transformation of community operations for property service companies.

During the process of business development, the Group remained committed to the party-building driven model featuring the integration of party affairs and business operations and community governance model, receiving widespread recognition from society. We received several recognitions including the “2024 Leading Chinese Red Property Service Companies”, "Strengthening Property Management to Build a Better Community" exemplary case from the Ministry of Housing and Urban-Rural Development, and “Red Property” demonstration point from the Social Work Department of the Henan Provincial Committee and the Department of Housing and Urban-Rural Development of Henan Province, among a total of 37 honours. Additionally, the Group welcomed 143 visits from various government bodies and organisations.

In April 2024, we were awarded the title of “Top 100 Chinese Property Service Companies” for the 14th consecutive year, maintaining a Top 15 leading position in the industry rankings for comprehensive strength. In 2024, the Group was elected as the chair unit of the Henan Property Management Association and re-elected as a vice-chair unit of the China Property Management Association, further solidifying our influence in the industry.

Property Management Services

Commitment to quality development

The Group is committed to a strategy of robust and quality growth. We established an evaluation model for project collaboration. Before signing any cooperation agreements, the Group will organize professional personnel to conduct site inspections and assessments and only projects that meet the evaluation criteria are considered for collaboration to ensure the quality of expansion projects. Additionally, we proactively withdrew from projects that do not align with our operational model, further improving the overall operational quality.

During the scale expansion process, we intensified efforts to expand around managed projects. Leveraging existing stock projects, we enhance regional concentration, forming a scale management. Furthermore, we continuously improve operational effectiveness by integrating businesses such as multi-business and technology operations.

The following table sets out our contracted GFA and GFA under management as at the dates indicated:

	Year ended 31 December			
	2024		2023	
	Contracted GFA	**GFA under management**	Contracted GFA	GFA under management
	sq.m.'000	***sq.m.'000***	*sq.m.'000*	*sq.m.'000*
At the beginning of the year	**55,342**	**34,345**	50,705	31,399
Addition[1]	**14,274**	**8,394**	5,200	3,248
Xinyuan Real Estate Group	**298**	**838**	127	1,340
Third parties	**13,976**	**7,556**	5,073	1,908
Cessation[2]	**5,064**	**2,606**	563	302
At the end of the year	**64,552**	**40,133**	55,342	34,345

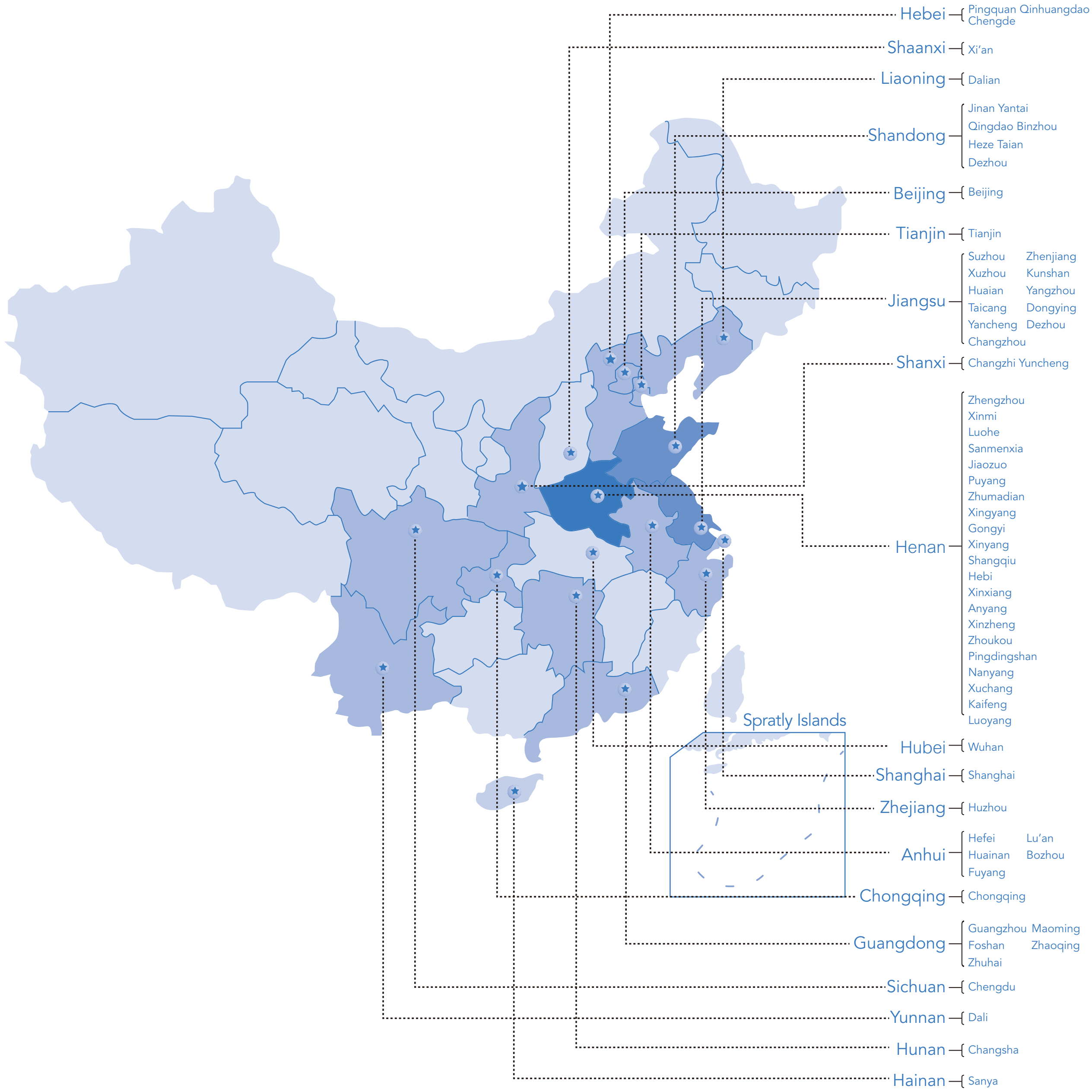
Notes:

(1) These new contracts mainly consist of advance management contracts for new properties developed by property developers, property service contracts signed with owner committees, and property service contracts signed with property owner.

(2) Cessation includes certain property management service contracts which we opted not to renew due to our reallocation of resources to contracts with higher profitability in order to optimise our property management portfolio.

Our geographical coverage

In 2024, we continued to expand our layout nationwide on the basis of deep engagement in regions, achieving a preliminary development layout in the five main regions, such as the Central China, Southern China, Western China, Northern China and Eastern China, and prioritized the development of the Central China region with Henan as the core and YRD with Jiangsu as the core. As of 31 December 2024, our geographical coverage has expanded to 65 cities across the PRC.



The following table sets out our GFA under management as at the dates indicated and a breakdown of revenue from property management services by geographical region for the years ended 31 December 2024 and 2023:

	Year ended 31 December					
	2024			2023		
	GFA	**Revenue**	**Percentage**	GFA	Revenue	Percentage
	(sq.m.'000)	***(RMB'000)***	**%**	*(sq.m.'000)*	*(RMB'000)*	%
Central China[1]	**21,084**	**322,176**	**56**	19,027	295,008	55
Eastern China[2]	**8,451**	**122,986**	**22**	6,281	128,832	24
Western China[3]	**7,326**	**71,899**	**13**	8,032	69,015	13
Northern China[4]	**1,243**	**28,289**	**5**	376	17,772	3
Southern China[5]	**2,029**	**25,198**	**4**	629	24,164	5
Total	**40,133**	**570,548**	**100**	34,345	534,791	100

Notes:

(1) Includes cities located in Henan, Hunan and Hubei provinces.

(2) Includes cities located in Jiangsu, Anhui, Shandong and Zhejiang provinces and Shanghai municipality.

(3) Includes cities located in Sichuan, Yunnan and Shaanxi provinces and Chongqing municipality.

(4) Includes cities located in Liaoning and Hebei provinces, Beijing and Tianjin municipalities.

(5) Includes cities located in Hainan, Fujian and Guangdong provinces.

Adhering to market-oriented growth

The Group has been adhering to a strategy of market-oriented growth since listing. In 2024, we optimized the four-engine model of "joint venture partnerships, market-oriented tenders and biddings, expansion in strategic regions and localised deep cultivation", and established two main lines for expansion, namely investment and expansion teams in headquarters and deep cultivation in regions by regional property management companies, which achieved a record high in scale expansion. Almost all of the additional contracted GFA of 14.3 million sq.m. was obtained from our market-oriented expansion projects by third parties. As of 31 December 2024, third parties' GFA under management and contracted GFA accounted for 59.1% and 66.7% of the Group's GFA under management and contracted GFA, respectively.

A breakdown of the Group's GFA under management and percentage of revenue from property management services by developer type for the years ended 31 December 2024 and 2023 is as follows:

	Year ended 31 December					
	2024			2023		
	GFA *(sq.m.'000)*	**Revenue** *(RMB'000)*	**Percentage** %	GFA *(sq.m.'000)*	Revenue *(RMB'000)*	Percentage %
Xinyuan Real Estate Group[1]	**16,422**	**369,570**	**65**	16,171	369,735	69
Third parties[2]	**23,711**	**200,978**	**35**	18,174	165,056	31
Total	**40,133**	**570,548**	**100**	34,345	534,791	100

Notes:

(1) Xinyuan Real Estate Co., Ltd. (the ultimate holding company of the Company) and its subsidiaries are collectively referred to as Xinyuan Real Estate Group. It includes properties solely developed by Xinyuan Real Estate Group and properties developed by foreign joint venture holdings.

(2) Refers to properties of independent third parties.

Diversified property management portfolio

We manage both residential and non-residential properties. Currently, our non-residential properties under management span offices, commercial complexes, industrial parks, business parks, schools, and public buildings. While revenue from residential properties accounted for and will continue to account for a large portion of our revenue, we strive to diversify our services to cover properties of different types.

A breakdown of our revenue generated from property management services of developed properties by property type for the years ended 31 December 2024 and 2023 is as follows:

	Year ended 31 December					
	2024			2023		
	GFA *(sq.m.'000)*	**Revenue** *(RMB'000)*	**Percentage** %	GFA *(sq.m.'000)*	Revenue *(RMB'000)*	Percentage %
Residential properties	**28,058**	**451,170**	**79**	24,211	423,336	79
Non-residential properties	**12,075**	**119,378**	**21**	10,134	111,455	21
Total	**40,133**	**570,548**	**100**	34,345	534,791	100

Value-added services

In 2024, the value-added services focused on residential community scenarios and property owners' needs, enhancing residents' living experiences through comprehensive and diversified service offerings. By integrating traditional service models with digital solutions and adopting data-driven operations, five core businesses have been established: leasing and sales services, house beautification services, retail services, purified water services, and doorstep services. For the year ended 31 December 2024, revenue from the community value-added services amounted to RMB203.9 million, representing a year-on-year growth of 76%.

In 2024, the leasing and sales business achieved 18 new store openings. The house beautification business focused on optimizing existing projects, recording a substantial revenue growth. Adopting a model of self-operated + joint-operated with Aamiba (阿米巴), revenue from the purified water projects increased by 80% year-on-year. Retail services replaced the external malls through its self-developed mall Xin Duo Duo (鑫多多) application, fully enhancing the user experience with a year-on-year increase of 20% in revenue.

The following table sets out the breakdown of the revenue from community value-added services for the years ended 31 December 2024 and 2023:

	Year ended 31 December			
Value-added services	**2024**		2023	
	RMB'000	*%*	*RMB'000*	*%*
Revenue from third party services[(1)]	**20,932**	**10**	17,090	15
Space resources management[(2)]	**117,001**	**57**	54,544	47
Domestic living services[(3)]	**65,930**	**33**	44,218	38
Total	**203,863**	**100**	115,852	100

Notes:

(1) Profit is derived from paid utilities using the cost-plus method.

(2) We collect a pre-agreed fee for public space resource management.

(3) Profit is derived from the sales of daily necessities, provision of household living services and provision of customised services (such as floor heating maintenance services and application and installation of electric vehicle charging station services) which are conducted through our Xin Duo Duo (鑫多多) application.

Pre-delivery and consulting services

The Group's pre-delivery services include providing sales assistance services, for instance (i) property sales venue management services; and (ii) property sales venue warm-up services to property developers at the pre-delivery stage of the relevant property or when the property is put onto the market for sale. Consulting services include (i) advising property developers at the early and construction stages of a property on project planning, design management and construction management to enhance its functionality, comfort and convenience; and (ii) intermediary and management services provided to property developers for unsold properties.

In 2024, affected by the overall downturn in the real estate industry, the overall revenue from this segment declined by 53.8% as compared to the previous year.

	Year ended 31 December			
Pre-delivery and consulting services	**2024**		2023	
	RMB'000	*%*	*RMB'000*	*%*
Xinyuan Real Estate Group	**6,125**	**54**	14,835	61
Third parties	**5,127**	**46**	9,497	39
Total	**11,252**	**100**	24,332	100

Property engineering services

Property engineering services include the provision of firefighting, intelligent engineering, landscaping engineering and smart neighbourhood planning engineering and construction services at the construction stages of a property, as well as additional installation of elevators, remaking facade and other renewal and remaking engineering services for stock properties.

In 2024, the Group's revenue from engineering services increased by 11.5% as compared to the previous year.

	Year ended 31 December			
Property engineering services	**2024**		2023	
	RMB'000	*%*	*RMB'000*	*%*
Xinyuan Real Estate Group	**56,713**	**68**	55,657	75
Third parties	**26,498**	**32**	18,974	25
Total	**83,211**	**100**	74,631	100

PROSPECTS

The Group is committed to offering a pleasant lifestyle as a new productivity development service provider within the larger property management sector. In growing our businesses, we will continue to focus on this sector, with data-driven operations enabling the deep integration of technology and business. The use of digital twins will create new scenarios for digitally empowered properties. Our goal remains to drive growth and to upgrade through three key areas: management services, scenario-value enhancement, and technology empowerment. We will enhance the features we have developed to achieve sustained growth in both operational efficiency and business scale.

I. Management Services

In terms of management services, the Group focuses on high-quality development by consolidating service quality and in order to continuous scaling of operations, we concentrate on larger property management, and will extend from residential properties to non-residential types and public buildings. The expansion from property services to commercial management and asset management services will allow us to continuously broaden the scope of our property services, improve regional concentration, and enhance the scale effects of management.

In terms of scale development, market-oriented growth will remain central. We will continue optimising our development model and innovating diverse modes of cooperation, switching from pursuing new developments to exploring existing markets, and expanding from residential to non-residential sectors, urban and professional services. Our strategy involves a multi-driver model for expansion; while deepening our efforts in areas we are engaging in and strengthening our resource integration advantages in these areas.

Regarding basic service capabilities, we will use data to drive management efficiency, fortifying our service foundation and enhancing the service experience to continually improve our reputation and brand. We will also enrich the scope of our services, improve multi-industry and multi-disciplinary service standards, and strengthen our management and service capabilities with a focus on refinement and differentiation. This will lead to higher operational and management efficiency and enhanced service reputation and customer living experience.

II. Scenario-Value Enhancement

The scene value-added business gradually builds a community service ecosystem around space operations, asset operations, and lifestyle services. Through data-driven approaches and business synergy, we aim to achieve breakthrough growth in multi-business operations leveraging the three growth curves of asset appreciation, people-centric services, and industry alliances. We will shift from traditional business models to data-driven models, particularly in lifestyle services, enabling the transformation from "customers searching for products" to "products being proactively offered to customers".

For asset appreciation, our focus will be on managing stock assets and destocking capabilities. We will innovate business models to consolidate internal and external resources to allow assets to maintain their premium and realise their value. In terms of space management, we will leverage digital technology empowerment to strengthen spatial asset revitalisation, consolidation and utilisation efficiency. Further, we will continue to build on traditional space management and innovate business models, so as to raise resource utilisation efficiency.

In terms of services for people, we will focus on the demand for community services spanning the entire term of ownership to build community service ecosystem. We will focus on areas such as home improvement services, rental and sales services, purified water services and doorstep services to enhance user penetration, coverage and recognition, thereby quickly realizing scale expansion.

The industry alliance focusses on "multi-business empowerment". We will systematically construct product system, supply chain system and operational system to create convenient and practical smart platforms and products, offering collaborative enterprises with a comprehensive multi-business empowerment program for community operations.

III. Technology Empowerment

Based on the construction of new productive forces in large property management, the focus is on creating comprehensive property management technology capabilities and multi-dimensional intelligent empowerment capabilities around the real estate sector, large property management, and XinMeta. While empowering internal operations, we will continuously optimize product performance and user experience, and reinforce our ability to empower the industry through "technology products, ecosystem integration, and operational frameworks", so as to realize the transition from an internal solution provider to an industry solution provider.

We will focus on data-driven operations combined with technology and leverage technology to desensitise and refine complex data for analysis to uncover new demand and scenarios. Further, technology empowerment will enable us to satisfy the diverse demands of owners and enhance both basic services and community lifestyle services.

FINANCIAL REVIEW

Revenue

For the year ended 31 December 2024, the Group recorded revenue of approximately RMB868.9 million (corresponding period in 2023: approximately RMB749.6 million), representing an increase of approximately 15.9% as compared to the corresponding period last year.

The Group's revenue was derived from four major business, (i) property management services; (ii) value-added services; (iii) pre-delivery and consulting services; and (iv) property engineering services:

	Year ended 31 December			
	2024		2023	
	Revenue	**Percentage**	Revenue	Percentage
	RMB'000	***%***	*RMB'000*	*%*
Property management services	**570,548**	**65.7**	534,791	71.3
Value-added services	**203,863**	**23.5**	115,852	15.5
Pre-delivery and consulting services	**11,252**	**1.3**	24,332	3.2
Property engineering services	**83,211**	**9.5**	74,631	10.0
Total	**868,874**	**100.0**	749,606	100.0

Gross profit and gross profit margin

The following table sets forth a breakdown of gross profit and gross profit margin by business lines for the periods indicated:

	2024		2023	
	RMB'000	***%***	*RMB'000*	*%*
Property management services	**167,062**	**29.3**	156,118	29.2
Value-added services	**65,710**	**32.2**	64,002	55.2
Pre-delivery and consulting services	**3,522**	**31.3**	4,915	20.2
Property engineering services	**8,692**	**10.4**	16,239	21.8
	244,986	**28.2**	241,274	32.2

The Group's gross profit for the year amounted to RMB245.0 million, representing an increase of 1.5% over RMB241.3 million in 2023. Gross profit margin decreased to 28.2% from approximately 32.2% in 2023.

Gross profit margin of property management services was 29.3%, representing an increase of 0.1 percentage point as compared to 29.2% in 2023. The increase in gross profit margin for property management services was mainly due to the enhancement of economies of scale, improved cost-saving measures, and increased operational efficiency.

Gross profit margin of value-added services was 32.2%, representing a decrease of approximately 23.0 percentage points as compared to 55.2% in 2023, mainly due to increased investment as a result of launching new businesses.

Gross profit margin of pre-delivery and consulting services was 31.3%, representing an increase of approximately 11.1 percentage points as compared to 20.2% in 2023. The higher gross profit margin for pre-delivery and consulting services was mainly due to improvements in management efficiency and effective cost control.

Gross profit margin for property engineering services was approximately 10.4%, representing a decrease of approximately 11.4 percentage points as compared to 21.8% in 2023. The decrease in gross profit margin for property engineering services was mainly due to the increase in construction costs.

Administrative expenses

The Group's administrative expenses for the year amounted to RMB93.1 million, representing an increase of 14.0% as compared to RMB81.7 million in 2023, also representing 10.7% of revenue (2023: representing 10.9% of revenue). The increase was mainly due to the increase in personnel costs associated with business development efforts.

Other income

The Group's other income for the year amounted to RMB26.9 million, representing an increase of 236.3% as compared to RMB8.0 million in the previous year. The increase was primarily attributable to the increase in current interest income.

Income tax expense

The Group's income tax expense for the year amounted to RMB3.7 million, representing a decrease of RMB37.1 million as compared to RMB40.8 million in the previous year. The decrease in income tax for the year was mainly attributable to the increase in deferred tax assets recognised in the current period.

Profit

During the year, the Group's net profit for the year amounted to RMB88.6 million, representing an increase of 212.0% as compared to RMB28.4 million in last year, mainly due to business growth arising from the growth in the Group's GFA under management.

During the year, profit attributable to the Company's shareholders for the year amounted to RMB87.0 million, representing an increase of RMB58.9 million or 209.6% as compared to RMB28.1 million of that in last year. Basic earnings per share was RMB15.08 cents (2023: RMB4.96 cents).

Current assets, reserves and capital structure

The Group maintained a sound financial position during the year. As at 31 December 2024, current assets amounted to RMB1,039.8 million, representing an increase of 10.0% as compared to RMB945.4 million as at 31 December 2023, mainly due to the increase in accounts receivable from customers resulting from the increase in scale.

As at 31 December 2024, the Group's total equity was RMB588.7 million, representing an increase of RMB47.0 million or 8.7% as compared to RMB541.7 million as at 31 December 2023, mainly due to the profit for the period.

Property, plant and equipment

As at 31 December 2024, the Group's net property, plant and equipment amounted to RMB13.3 million, representing an increase of 31.7% as compared to RMB10.1 million as at 31 December 2023, mainly due to the addition of new office equipment and machinery to accommodate the Group's growth in scale in the current year.

Intangible assets

As at 31 December 2024, the book value of the Group's other intangible assets was RMB38.9 million, representing an increase of 1,196.7% as compared to RMB3.0 million as at 31 December 2023, mainly due to premises operating rights of RMB36.1 million arising from the merger of Beijing Xinyuan Hongsheng Commercial Management Co., Ltd.* (北京鑫苑弘晟商業管理有限公司). The Group's intangible assets mainly comprise (i) the Xinyuan Property Integrated Management Platform System; (ii) the Xinyuan Property Call Centre System; (iii) the electronic invoice tax control invoicing system; (iv) FineReport software; (v) cost management system; and (vi) operating rights of premises.

Trade receivables

As at 31 December 2024, trade receivables amounted to RMB324.8 million, representing an increase of 42.1% as compared to RMB228.6 million as at 31 December 2023, mainly due to business growth arising from the growth in the Group's GFA under management and slow settlement of certain third parties and related parties.

Prepayments and other receivables

Our prepayments and other receivables mainly comprised (i) prepayments; (ii) payments to related parties; (iii) deposit; and (iv) other receivables. As of 31 December 2024, the Group's prepayments and other receivables was approximately RMB396.3 million, representing a decrease of approximately RMB26.1 million as compared to approximately RMB422.4 million as at 31 December 2023. The decrease was mainly due to the increase in provision for impairment allowance.

Trade payables

As at 31 December 2024, trade payables amounted to RMB145.0 million, representing an increase of 35.9% as compared to RMB106.7 million as at 31 December 2023. The increase was mainly attributable to the increase in the amount of outstanding payables for goods during the current period.

Other payables and accruals

The Group's other payables and accruals mainly comprised (i) non-trade payables to related parties; (ii) deposits and temporary receipts from property owners; and (iii) payroll payables and other taxes payable. As of 31 December 2024, the Group's other payables and accruals (other than contract liabilities) amounted to approximately RMB264.2 million, representing an increase of approximately 23.2% as compared to approximately RMB214.4 million as at 31 December 2023. The increase was mainly attributable to the increase in the amount of outstanding payables for goods during the current period.

Contract liabilities

The Group's contract liabilities mainly resulted from the advance payments received from customers while the underlying services are yet to be provided. As of 31 December 2024, our contract liabilities were approximately RMB144.5 million, representing an increase of 35.7% as compared to approximately RMB106.5 million as at 31 December 2023, mainly due to the increase in the Group's GFA under management and the number of customers during the period.

Borrowings

As of 31 December 2024, the Group had no borrowings or bank loans.

Gearing ratio

Gearing ratio is calculated by dividing total borrowings by total equity, based on the sum of long-term and short-term interest-bearing bank loans and other borrowings as at the corresponding date divided by the total equity on the same date. As at 31 December 2024, gearing ratio was nil.

Pledged assets

As at 31 December 2024, the Group had no pledged assets.

Material acquisition

The Group had no material acquisition of subsidiaries, associates or joint ventures during the year.

Material disposal

The Group had no material disposal of subsidiaries, associates or joint ventures during the year.

Significant investment

As at 31 December 2024, the Group did not hold any significant investment.

Contingent liabilities

As at 31 December 2024, the Group had no significant contingent liabilities.

Exchange rate risk

The Group's principal business is conducted in the PRC where most of the Group's revenue and expenses are denominated in RMB. Accordingly, save certain bank balances that were denominated in Hong Kong dollars, the Group was not exposed to material risk directly related to foreign exchange rate fluctuation. Currently, the Group has not entered into any forward contracts to hedge its exchange rate risk, although management will continue to monitor foreign exchange risk and take cautionary measures to minimize foreign exchange risk.

Employment and remuneration policy

As at 31 December 2024, the Group had 2,166 employees (31 December 2023: approximately 1,741 employees). The Group adopts a remuneration policy similar to its peers in the industry. The remuneration payable to our employees is determined with reference to their duties and the prevailing local market rates. Employees are paid discretionary performance bonuses upon review as reward for their contribution. In compliance with the applicable statutory requirements in the PRC and existing requirements of the local government, the Group has participated in different social welfare plans for its employees. In addition, the Company adopted a post-IPO share option scheme on 16 September 2019 which enables the Directors to grant share options to the Group's employees in order to retain elite personnel and to provide reward and incentive for their contribution to the Group. No share option thereof was granted during the year. The termination of the Share Option Scheme was approved by the Shareholders on 7 August 2024.

Use of Proceeds from the Listing

On 11 October 2019, the shares of the Company were successfully listed (the "**Listing**") on the Main Board of The Stock Exchange of Hong Kong Limited (the "**Stock Exchange**"). After deducting underwriting fees and related expenses, net proceeds from the Listing was approximately RMB197.2 million (the "**Listing Net Proceeds**").

Up to 23 June 2022, the Group utilised approximately RMB79.3 million of the Listing Net Proceeds, with approximately RMB117.9 million of which remained unutilised (the "**Unutilised Listing Net Proceeds**"). Details of the use of the Listing Net Proceeds are as follows:

Use of Listing Net Proceeds	Planned use of Listing Net Proceeds to be used	Actual use of Listing Net Proceeds from the Listing Date to 31 December 2021	Unutilised Listing Net Proceeds up to 31 December 2021	Actual use of Listing Net Proceeds from 1 January 2022 to 23 June 2022	Unutilised Listing Net Proceeds up to 23 June 2022
	RMB million	*RMB million*	*RMB million*	*RMB million*	*RMB million*
To expand our property management services, seek strategic acquisition and investment opportunities	118.3	22.2	96.1	0.8	95.3
To expand the types of services offered in our value-added services business line	29.6	22.8	6.8	2.0	4.8
To upgrade and develop our own information technology and smart systems	29.6	6.6	23	5.2	17.8
Funding our working capital needs and other general corporate purposes	19.7	19.7	–	–	–
Total	197.2	71.3	125.9	8.0	117.9

Use of Proceeds from the 2020 Placing

Reference is made to the Company's announcements dated 3 July 2020 and 15 July 2020 (collectively, the "**2020 Placing Announcements**"). On 3 July 2020, the Company entered into a placing agreement (the "**Placing Agreement**") with Guotai Junan Securities (Hong Kong) Limited and Valuable Capital Limited (the "**2020 Placing Agents**"), pursuant to which, the 2020 Placing Agents (each on a several but not joint nor joint and several basis) conditionally agreed to procure, as agents of the Company, not less than six (6) placees (the "**2020 Placees**") on a best effort basis for up to an aggregate of 50,000,000 ordinary shares of the Company at the placing price of HK$2.60 per placing share on the terms and subject to the conditions set out in the Placing Agreement (the "**2020 Placing**"). The maximum aggregate nominal value of the placing shares under the 2020 Placing was HK$500. The market price of the placing shares was HK$2.86 per share as quoted on the Stock Exchange on 3 July 2020, being the date of the Placing Agreement. The net price of the placing shares was approximately HK$2.54 per share.

The Directors considered that the 2020 Placing would strengthen the Group's financial position, broaden the Company's shareholder base and was in the interests of the Company and the Shareholders as a whole.

Completion of the 2020 Placing took place on 15 July 2020, a total of 50,000,000 placing shares were placed by the 2020 Placing Agents to the 2020 Placees at the placing price of HK$2.60 per placing share.

To the best of the knowledge, information and belief of the Directors having made all reasonable enquiries, the 2020 Placees and their respective ultimate beneficial owner(s), as applicable, were parties independent of the Company and not acting in concert with the connected persons of the Company and were not parties acting in concert with each of the other 2020 Placees procured by the 2020 Placing Agents under the Placing Agreement.

The 2020 Placing Net Proceeds amounted to RMB115.0 million (the "**2020 Placing Net Proceeds**"). Up to 23 June 2022, approximately RMB11.5 million of the 2020 Placing Net Proceeds had been utilised by the Group and approximately RMB103.5 million of the 2020 Placing Net Proceeds remained unutilised (the "**Unutilised 2020 Placing Net Proceeds**"). Details of the use of the 2020 Placing Net Proceeds were as follows:

Use of 2020 Placing Net Proceeds	**Planned amount of 2020 Placing Net Proceeds to be used** *RMB million*	**Actual use of 2020 Placing Net Proceeds up to 31 December 2021** *RMB million*	**Unutilised amount of 2020 Placing Net Proceeds up to 31 December 2021** *RMB million*	**Actual use of 2020 Placing Net Proceeds From 1 January 2022 to 23 June 2022** *RMB million*	**Unutilised amount of 2020 Placing Net Proceeds up to 23 June 2022** *RMB million*
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	69.0	–	69.0	–	69.0
Strategic investment in businesses or targets that are related to the Group's principal businesses	34.5	–	34.5	–	34.5
General working capital	11.5	11.5	–	–	–
Total	115.0	11.5	103.5	–	103.5

Use of Proceeds from the Subscription

Reference is made to the Company's announcements dated 25 January 2021 and 8 February 2021 (collectively, the "**2021 Placing and Subscription Announcements**"). On 25 January 2021, the Company entered into the placing and subscription agreement (the "**2021 Placing and Subscription Agreement**") with Xinyuan Real Estate, Ltd. (the "**Vendor**") and Guotai Junan Securities (Hong Kong) Limited (the "**2021 Placing Agent**"), pursuant to which (i) the Vendor agreed to appoint the 2021 Placing Agent, and the 2021 Placing Agent agreed to act as an agent of the Vendor to procure not less than six (6) placees, on a best effort basis, to purchase up to 18,000,000 ordinary shares of the Company (the "**Placing Shares**") at the price of HK$2.10 per Placing Share (the "**2021 Placing**"); and (ii) the Vendor agreed to subscribe for, and the Company agreed to allot and issue to the Vendor, up to 18,000,000 new ordinary shares of the Company (the "**Subscription Shares**") at the price of HK$2.06 per Subscription Share (the "**Subscription**"). The maximum aggregate nominal value of the Subscription Shares was HK$180. The market price of the shares of the Company was HK$2.28 per share as quoted on the Stock Exchange on 25 January 2021, being the date of the 2021 Placing and Subscription Agreement.

The 2021 Placing and the Subscription were conducted by the Company as the Directors were of the view that (i) they shall provide a good opportunity to raise additional funds to enable the Group to actively pursue acquisition or investment opportunities and enhance its development in the property management services industry in the PRC; and (ii) they shall also strengthen the financial position and to broaden the shareholder base and capital base of the Group.

Completion of the 2021 Placing took place on 27 January 2021 and completion of the Subscription took place on 8 February 2021. A total of 18,000,000 Placing Shares have been successfully placed by the 2021 Placing Agent to the placees. A total of 18,000,000 Subscription Shares had been allotted and issued to the Vendor pursuant to the general mandate granted to the Directors at the Company's annual general meeting held on 29 May 2020.

To the best of the Directors' knowledge, information and belief after having made all reasonable enquiries, the placees of the 2021 Placing were individual, professional or institutional investors that were independent of and not connected with the Company and its connected persons, not a party acting in concert with the Vendor. None of such placees had become a substantial shareholder of the Company immediately after completion of the 2021 Placing.

The net proceeds from the Subscription are approximately HK$31.2 million (the "**Subscription Net Proceeds**"). The net price per 2021 Subscription Shares amounted to approximately HK$2.06. Up to 23 June 2022, (i) approximately RMB7.8 million of the Subscription Net Proceeds had been utilised in the manner in line with that were set out in the 2021 Placing and Subscription Announcements; and (ii) approximately RMB23.4 million of the Subscription Net Proceeds remained unutilised (the "**Unutilised Subscription Net Proceeds**"). Details of the use of the Subscription Net Proceeds were as follows:

Use of Subscription Net Proceeds	**Planned amount of Subscription Net Proceeds to be used**	**Actual use of Subscription Net Proceeds up to 31 December 2021**	**Unutilised amount of Subscription Net Proceeds up to 31 December 2021**	**Actual use of Subscription Net Proceeds From 1 January 2022 to 23 June 2022**	**Unutilised amount of Subscription Net Proceeds up to 23 June 2022**
	RMB million	*RMB million*	*RMB million*	*RMB million*	*RMB million*
Approximately 75% for strategic investment in businesses or targets that are related to property management services	23.4	–	23.4	–	23.4
Approximately 25% for general working capital of the Group	7.8	7.8	–	–	–
Total	31.2	7.8	23.4	–	23.4

Change of Use of Proceeds

Reference is made to the announcement of the Company dated 23 June 2022. On 23 June 2022, the Board resolved to revise the use of the Unutilised Listing Net Proceeds, the Unutilised 2020 Placing Net Proceeds and the Unutilised Subscription Net Proceeds, which in aggregate amounted to approximately RMB244.8 million (the "**Total Unutilised Proceeds**"), in a combined manner as set out in the Company's announcement dated 23 June 2022 (the "**Revised Use of Total Unutilised Proceeds**"). Up to 31 December 2024, the Group utilised approximately RMB134.4 million of the Total Unutilised Proceeds pursuant to the Revised Use of Total Unutilised Proceeds. Details of the use of Total Unutilised Proceeds pursuant to the Revised Use of Total Unutilised Proceeds up to 31 December 2024 were as follows:

Revised Use of Total Unutilised Proceeds	Allocated Percentage of Total Unutilised Proceeds	Allocated Total Unutilised Proceeds as at 23 June 2022	Total Unused amount of Unutilised Proceeds as at 1 January 2024	Actual use of Total Unutilised Proceeds from 1 January 2024 to 31 December 2024	Unused amount of Total Unutilised Proceeds up to 31 December 2024	Expected timeline for the Use of Total Unutilised Proceeds
	%	*RMB million*	*RMB million*	*RMB million*	*RMB million*	
To pursue selective strategic investment and acquisition opportunities and to further develop strategic alliances and expand the scale of the Group's property management, value-added services and property engineering businesses, which include acquiring or investing in companies engaged in businesses related to property management, value-added services or property engineering, or forming joint ventures with such companies, and investing in related industrial funds with business collaborative partners	30	73.4	73.4	3.0	70.4	30 September 2025
To further develop the Group's value-added services, which include the development of value-added products and services related to service scenarios such as communities, commercial offices and urban management, as well as assets, the upgrading of software and hardware and the development of smart community and commercial facilities operation services, and the development of value-added services related to commercial operations such as office buildings and industrial parks	20	49.0	41.5	26.7	14.8	30 September 2025

Revised Use of Total Unutilised Proceeds	Allocated Percentage of Total Unutilised Proceeds	Allocated Total Unutilised Proceeds as at 23 June 2022	Total Unused amount of Unutilised Proceeds as at 1 January 2024	Actual use of Total Unutilised Proceeds from 1 January 2024 to 31 December 2024	Unused amount of Total Unutilised Proceeds up to 31 December 2024	Expected timeline for the Use of Total Unutilised Proceeds
	%	*RMB million*	*RMB million*	*RMB million*	*RMB million*	
To upgrade the Group's systems of digitisation and smart management, which include the purchase, upgrade and research and development of software, hardware and related services for building smart terminals and Internet of Things platforms, the construction and development of information sharing platforms and databases, the recruitment and development of professional and technical staff and information management teams, the investment in companies engaged in businesses related to technological industries, and the commencement of research and development for innovative applications related to the Group's business	30	73.4	54.6	29.4	25.2	30 September 2025
Working capital and general corporate purpose	20	49.0	–	–	–	
Total	100.0	244.8	169.5	59.1	110.4	

As at 31 December 2024, the unused portion of the Total Unutilised Proceeds are placed at a licensed bank in the PRC. The Directors are not aware of, and do not anticipate any material delay or change in the use of proceeds from the Revised Use of Total Unutilised Proceeds, and will continue to assess the plans in relation to the planned allocation of the unused portion of the Total Unutilised Proceeds. The Directors may modify or amend the relevant plans as necessary in order to address the changing market conditions, and strive for the Group to achieve better business performance.

FINAL DIVIDEND

The Board recommend the payment of a final dividend of HK2.73 cents per share (2023: nil) for the year ended 31 December 2024 to the shareholders of the Company (the "**Shareholders**"). The final dividend is subject to the approval of the Shareholders at the Company's annual general meeting to be held on Friday, 23 May 2025 (the "**AGM**"). The proposed final dividend will be paid to the Shareholders on Wednesday, 18 June 2025 whose names appear on the Company's Register of Members on Friday, 6 June 2025.

CLOSURE OF REGISTER OF MEMBERS

The AGM is expected to be held on Friday, 23 May 2025. For determining the entitlement to attend and vote at the AGM, the Register of Members of the Company will be closed from Tuesday, 20 May 2025 to Friday, 23 May 2025, both days inclusive, during which the period no transfer of shares of the Company will be registered. In order to be eligible to attend and vote at the AGM, all share transfer documents accompanied by the relevant share certificates must be lodged with the Company's Hong Kong Branch Share Registrar, Tricor Investor Services Limited, at 17/F, Far East Finance Centre, 16 Harcourt Road, Hong Kong, for registration not later than 4:30 p.m. on Monday, 19 May 2025.

For determining the entitlement to the proposed final dividend (subject to approval by the Shareholders at the AGM), the Register of Members of the Company will be closed from Wednesday, 4 June 2025 to Friday, 6 June 2025, both days inclusive, during which period no transfer of shares of the Company will be registered. In order to qualify for the proposed final dividend, all share transfer documents accompanied by the relevant share certificates must be lodged with the Company's Hong Kong Branch Share Registrar, Tricor Investor Services Limited, at 17/F, Far East Finance Centre, 16 Harcourt Road, Hong Kong, for registration not later than 4:30 p.m. on Tuesday, 3 June 2025.

COMPLIANCE WITH CODE ON CORPORATE GOVERNANCE PRACTICES

The Company is committed to achieving high standards of corporate governance. The Directors believe that sound and reasonable corporate governance practices are essential for the continuing growth of the Group and for safeguarding and maximising shareholders' interests.

The Company has adopted the Corporate Governance Code (the "**CG Code**") contained in Appendix C1 to the Rules Governing the Listing of Securities on the Stock Exchange (the "**Listing Rules**") as its own code of corporate governance. Throughout the year ended 31 December 2024, the Company has complied with the code provisions set out in Part 2 of the CG Code save for the following:

Pursuant to code provision C.2.1 of the CG Code, the roles of chairman and chief executive officer should be separate and should not be performed by the same individual. Despite deviating from such code provision of the CG Code, the Board believes that Mr. Shen Yuan-Ching is familiar with the Company's business operation and vesting the roles of both the chairman of the Board and chief executive officer of the Company in the same person can facilitate the execution of the Group's business strategies, boost effectiveness of its operation and improve the efficiency of overall strategic planning for the Company. Under the Board's supervision, it ensures that the Board remains appropriately structured with the balance of power to provide sufficient checks for protecting the interests of the Company and its shareholders.

CODE OF CONDUCT REGARDING DIRECTORS' SECURITIES TRANSACTIONS

The Company has adopted a code of conduct regarding Directors' securities transactions on terms no less exacting than the required standard set out in the Model Code for Securities Transactions by Directors of Listed Issuer (the "**Model Code**") set out in Appendix C3 to the Listing Rules.

Specific enquiries have been made to all Directors and all Directors have confirmed that they have complied with the Model Code for the year ended 31 December 2024.

PURCHASE, SALE OR REDEMPTION OF LISTED SECURITIES

Save as disclosed in this announcement, neither the Company nor any of its subsidiaries purchased, sold, or redeemed any of the Company's listed securities (including treasury shares, as defined under the Listing Rules) during the Year and until the date of this announcement.

As at 31 December 2024, the Company did not hold any treasury shares.

AUDIT COMMITTEE

The audit committee of the Company has communicated with the management and external auditor of the Company and reviewed the accounting principles and policies adopted by the Group and the Company's audited consolidated financial statements for the year ended 31 December 2024.

SCOPE OF WORK OF KTC PARTNERS CPA LIMITED

The figures in respect of the Group's consolidated statement of financial position as at 31 December 2024, consolidated statement of profit or loss and other comprehensive income for the year ended 31 December 2024 and the related notes thereto as set out in this annual results announcement have been agreed by the Group's auditor, KTC Partners CPA Limited, to the amounts set out in the Group's audited consolidated financial statements for the year. The work performed by KTC Partners CPA Limited in this respect did not constitute an assurance engagement and consequently no assurance has been expressed by KTC Partners CPA Limited on this annual results announcement.

SUFFICIENCY OF PUBLIC FLOAT

Based on the information that is publicly available to the Company and to the knowledge of the Directors at the date of this announcement, there was a sufficient prescribed public float of the issued shares of the Company under the Listing Rules.

PRE-EMPTIVE RIGHTS

There are no provisions for pre-emptive rights under the Articles of Association of the Company or the Companies Laws, which would oblige the Company to offer new shares on a pro-rata basis to the existing Shareholders.

PUBLICATION OF ANNUAL RESULTS AND ANNUAL REPORT

This annual results announcement is published on the websites of the Company at www.xypm.hk and the Stock Exchange at www.hkexnews.hk. The 2024 annual report containing all the information required by the Listing Rules will be dispatched to the Shareholders (if applicable) and published on the above websites in due course.

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

Hong Kong, 31 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.

* *For identification purposes only*