

Hong Kong Exchanges and Clearing Limited and The Stock Exchange of Hong Kong Limited take no responsibility for the contents of this announcement, make no representation as to its accuracy or completeness and expressly disclaim any liability whatsoever for any loss howsoever arising from or in reliance upon the whole or any part of the contents of this announcement.

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)

**DISCLOSEABLE AND CONNECTED TRANSACTION
DELAY IN DESPATCH OF CIRCULAR**

Reference is made to the announcements of Xinyuan Property Management Service (Cayman) Ltd. (the “**Company**”) dated 19 May 2025 and 13 June 2025 (the “**Announcements**”) in relation to the Offsetting Debt Agreements, which constitute a discloseable and connected transaction of the Company under the Listing Rules. Capitalised terms used herein shall have the same meanings as those defined in the Announcements unless the context requires otherwise.

As disclosed in the Announcements, a circular (the “**Circular**”) containing, among other things, (i) further details relating to the Offsetting Debt Agreements; (ii) a letter from the Independent Board Committee to the Independent Shareholders in relation to the Offsetting Debt Agreements; (iii) a letter from the Independent Financial Adviser to the Independent Board Committee and the Independent Shareholders in relation to the Offsetting Debt Agreements; (iv) a valuation report of the Target Properties; and (v) a notice convening the EGM, is expected to be despatched to the Shareholders on or before 15 July 2025.

As additional time is required to finalise certain information to be included in the Circular, the despatch date of the Circular will be further postponed to a date on or before 29 July 2025.

By order of the Board

Xinyuan Property Management Service (Cayman) Ltd.
SHEN Yuan-Ching

Chairman, Executive Director and Chief Executive Officer

Hong Kong, 15 July 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.