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**Xinyuan Property Management Service (Cayman) Ltd.**  
**鑫苑物業服務集團有限公司**  
*(Incorporated in the Cayman Islands with limited liability)*  
**(Stock Code: 1895)**

**INSIDE INFORMATION ANNOUNCEMENT  
UPDATE ON ARBITRATION PROCEEDINGS**

This announcement is made by Xinyuan Property Management Service (Cayman) Ltd. (the “**Company**”) 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(2)(a) of the Rules Governing the Listing of Securities (the “**Listing Rules**”) on The Stock Exchange of Hong Kong Limited (the “**Stock Exchange**”).

Reference is made to the announcements of the Company dated 15 November 2022, 16 November 2022, 18 November 2022, 24 November 2022, 11 January 2023, 15 February 2023, 27 February 2023, 29 March 2023, 18 April 2023, 24 April 2023, 15 May 2023, 21 June 2023 and 15 August 2023, respectively (the “**Announcements**”), in relation to the Pledges made to secure loan facilities for a subsidiary of Xinyuan Real Estate, the controlling shareholder of the Company, and certain companies which are not part of the Group. Unless otherwise stated, capitalised terms used in this announcement shall have the same meanings as defined in the Announcements.

As announced by the Company on 18 April 2023, Xinyuan Science and Technology and the Company (collectively, the “**Claimants**”) filed a Notice of Arbitration with the Hong Kong International Arbitration Centre (“**HKIAC**”) against Xinyuan (China) Real Estate Co., Ltd.\* (鑫苑(中國)置業有限公司) (the “**Respondent**”), by which the Company sought recovery of any loss and/or damage suffered by the Company with respect to the Pledges (the “**Arbitration**”).

The final and legally binding arbitral award in the Arbitration, dated 13 October 2023, has been issued by the HKIAC (the “**Arbitral Award**”). Specifically, the Arbitral Award provides that:

- (i) the Respondent is liable to immediately pay the Claimants the loss suffered by the Claimants due to the Respondent’s conduct, including the total deposit principal of RMB402,380,000, interest losses of RMB24,438,181.84 on the principal of the Time Deposits, and costs and expenses the Claimants incurred in reviewing and investigating the matter (amongst others) totalling HKD3,592,725.37;

- (ii) the Respondent shall transfer to the Claimants certain non-cash assets, and immediately pay the Claimants in cash the difference between the abovementioned funds and the value of the non-cash assets provided by the Respondent as declared by the Tribunal; and
- (iii) the Respondent shall bear the costs of the Arbitration.

The Company, with the assistance of its professional advisors, will take all necessary and appropriate steps to pursue enforcement of the Arbitral Award. To the best knowledge of the Board, as at the date of this announcement, the Arbitral Award has no material adverse impact on the business and general operations of the Company and its subsidiaries. The Company's business operations continue as usual in all material respects.

The Company will make further announcement(s) to update its shareholders on any material developments in relation to the Arbitration as and when appropriate, in compliance with the Listing Rules.

#### **CONTINUED SUSPENSION OF TRADING**

At the request of the Company, trading in the shares of the Company on the Stock Exchange has been suspended since 9:00 a.m. on 16 November 2022 and will remain suspended until further notice. The Company will make further announcement(s) as and when appropriate.

**The shareholders and potential investors of the Company are advised to exercise caution when dealing in the shares 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, 16 October 2023

*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, and Mr. LING Chenkai as independent non-executive directors.*

*\* English translations in this announcement, where indicated, are included for identification purposes only*