



XINYUAN REAL ESTATE CO., LTD.
(incorporated in the Cayman Islands with limited liability)

REPURCHASE AND CANCELLATION OF SENIOR NOTES

The Company's Senior Notes set forth in the table below (the “**Existing Senior Notes**”) are listed on the Singapore Exchange Securities Trading Limited (the “**SGX-ST**”). The SGX-ST assumes no responsibility for the correctness of any of the statements made, opinions expressed or reports contained herein.

Up to February 5, 2021, the Company repurchased parts of the Existing Senior Notes in accordance with the terms and conditions of each series of the Existing Senior Notes. The table below sets the total cumulative principal amount of each series of the Existing Senior Notes repurchased by the Company from November 5, 2020, the date of the Company's last announcement regarding repurchase and cancellation of senior notes, up to February 5, 2021, the total cumulative principal amount repurchased as a percentage of the original issue size and the outstanding principal amount of each series of the Existing Senior Notes after the cancellation of the total cumulative principal amount repurchased:

Senior Notes	ISIN Code/Common Code	Total Cumulative Principal Amount Repurchased from November 5, 2020 to February 5, 2021	As a Percentage of the Original Issue Size	Outstanding Principal Amount after Cancellation
14.5% Senior Notes in an aggregate principal amount of US\$300,000,000 due 2023	XS2176792658 /217679265	US\$38,500,000	12.83%	US\$260,500,000
14.2% Senior Notes in an aggregate principal amount of US\$300,000,000 (including US\$100,000,000 tap issue) due 2021	XS1943449022 /194344902	US\$25,000,000	8.33%	US\$229,000,000

As of February 5, 2021, cancellation of the repurchased Senior Notes has been completed by the Company.

Any holder of the above-listed Senior Notes who is in doubt as to the action to be taken should consult his/her/its stockbroker, bank manager, solicitor, professional accountant or other professional adviser.

By Order of the Board
Xinyuan Real Estate Co., Ltd.
Yong Zhang
Chairman

February 5, 2021

As at the date of this announcement, the Board comprises Mr. Yong Zhang and Mr. Haifei He, as executive Directors; Ms. Yuyan Yang and Mr. Yong Cui as non-executive Directors; and Mr. Yifan (Frank) Li, Mr. Hao Gao and Mr. Samuel Shen as independent non-executive Directors.