



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. Approval in-principle from, admission to the Official List of, and listing and quotation of the Existing Senior Notes on, the SGX-ST are not to be taken as an indication of the merits of the Existing Senior Notes.

Up to January 30th, 2019, the Company made on-market repurchases 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, 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 Principal Repurchased	Cumulative Amount	As a Percentage of the Original Issue Size	Outstanding Principal Amount after Cancellation
8.125% Senior Notes in an aggregate principal amount of US\$300,000,000 due 2019	XS1431796215 /143179621	US\$13,900,000		4.6%	US\$286,100,000
9.875% Senior Notes in an aggregate principal amount of US\$200,000,000 due 2020	XS1789514756 /178951475	US\$200,000		0.1%	US\$199,800,000
8.875% Senior Notes in an aggregate principal amount of US\$300,000,000 due 2020	XS1718488064 /171848806	US\$200,000		0.07%	US\$299,800,000
7.75% Senior Notes in an aggregate principal amount of US\$300,000,000 due 2021	XS1567240418/ 156724041	US\$25,400,000		8.5%	US\$274,600,000

On February 1st, 2019, cancellation of the repurchased Senior Notes was 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 4, 2019

As at the date of this announcement, the Board comprises Mr. Yong Zhang and Mr. Lizhou Zhang, as executive Directors; Ms Yuyan Yang, Mr. Yong Cui, Mr. Wenzhi Tian and Mr. Yumin Liang as non-executive Directors; and Thomas Gurnee, Mr. Yifan (Frank) Li, Mr. Hao Gao and Mr. Samuel Shen as independent non-executive Directors.