



Xinyuan Real Estate (NYSE: XIN)

Investor Presentation
September 2015

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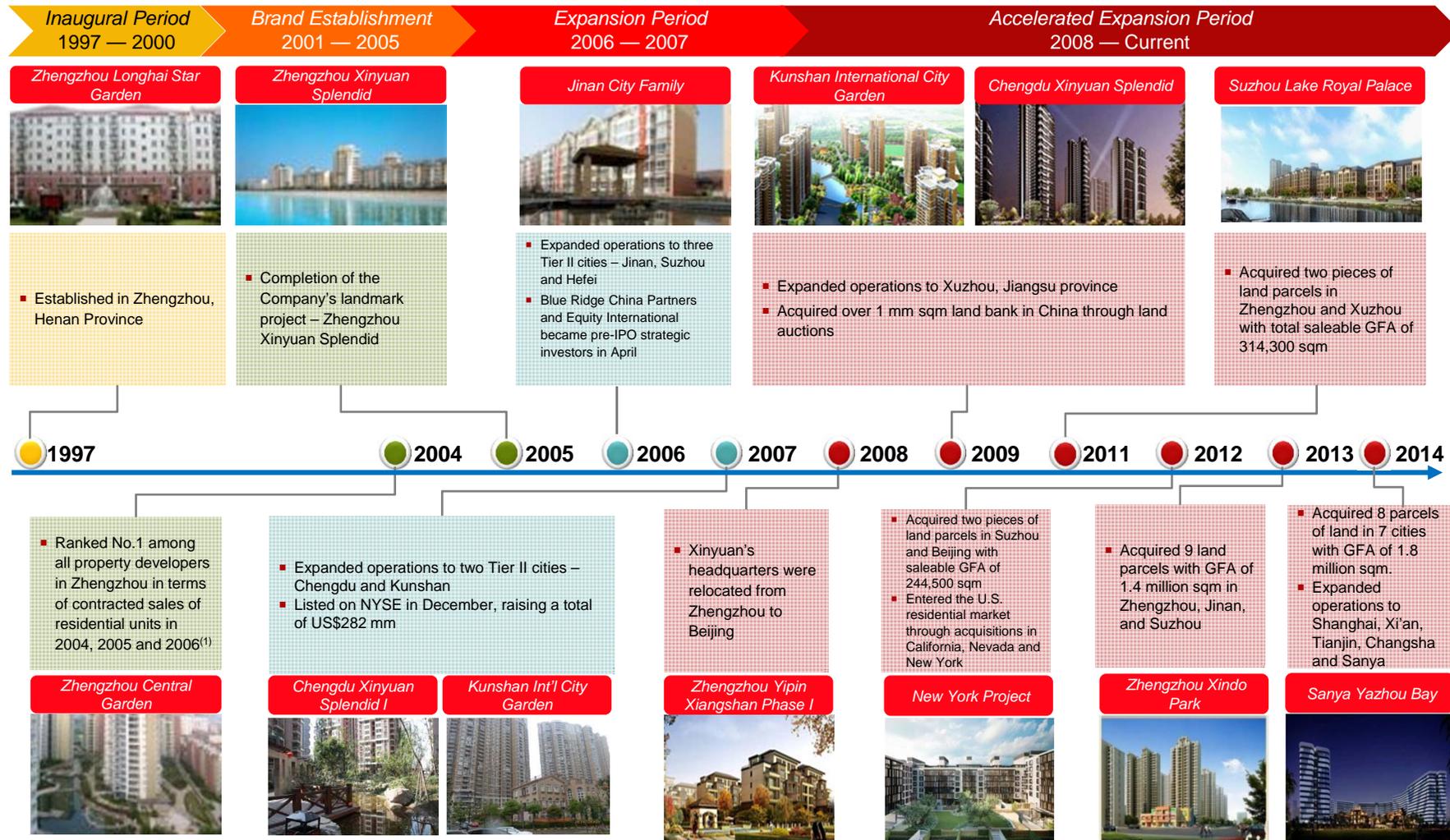
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Company Overview - Milestones



Solid operational track record in 12 cities covering 135 million people



1. Based on contracted sales of residential units according to the Bureau of Real Estate Management in Zhengzhou.

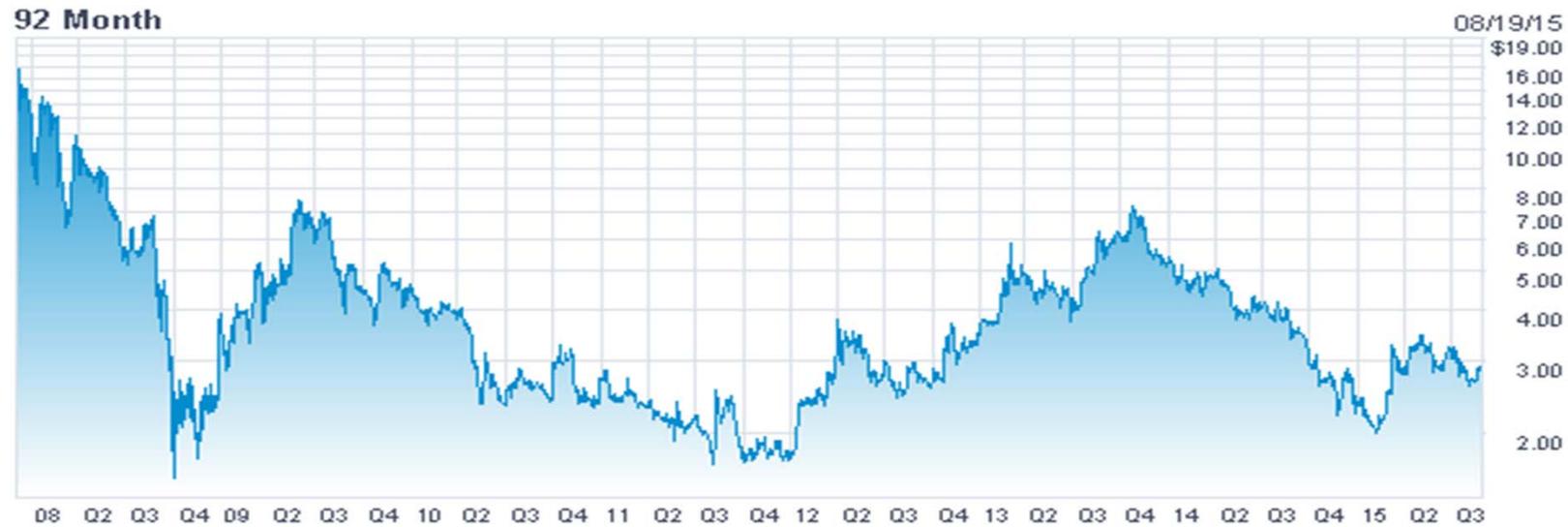
Why Invest in XIN



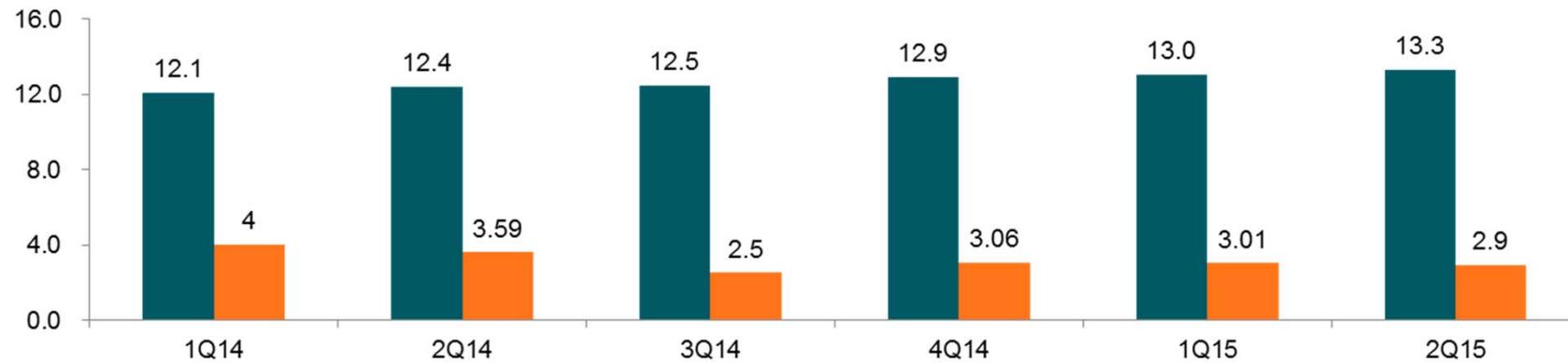
- Eighteen years operating history with solid track record of performance; cumulative GFA of 8.8 million sqm, of which, Zhengzhou, Jinan, Suzhou and Xi'an accounted for about 70%, as of June 30, 2015
- Entered U.S. market in 2012, currently developing one of the largest residential buildings in Williamsburg, NYC
- Contract sales and net income in 1H 2015 increased 9% and 46% respectively, compared to prior year period
- Stock Price of US\$2.44 on August 26, 2015 vs Book Value of US\$13.3 as of June 30, 2015

Company Overview

- Stock Performance



Book value vs Stock price



As of Aug 12, 2015

Market Dynamics

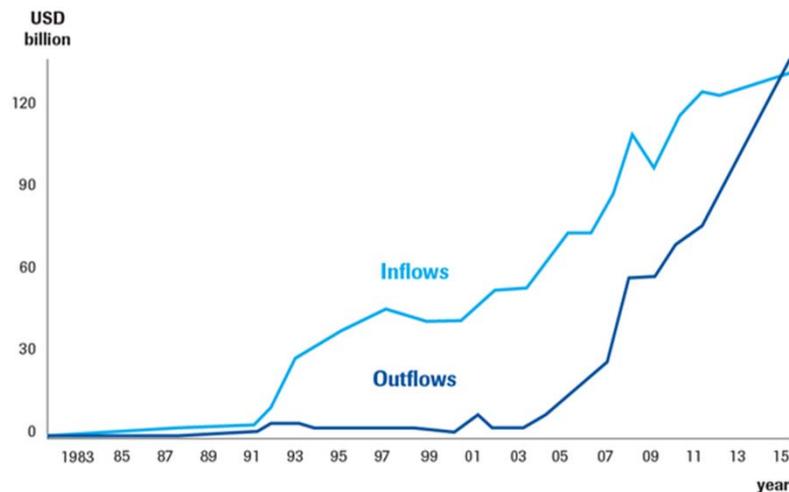
- China Trends



- ✓ Sustainable GDP growth – around 10% on average over the past 10 years
- ✓ Urbanization – approx. 200 million people moving to cities over the past decade
- ✓ Emerging middle class – about 300 million people in 2014
- ✓ Chinese capital outflow – outflow improving sharply over past few years

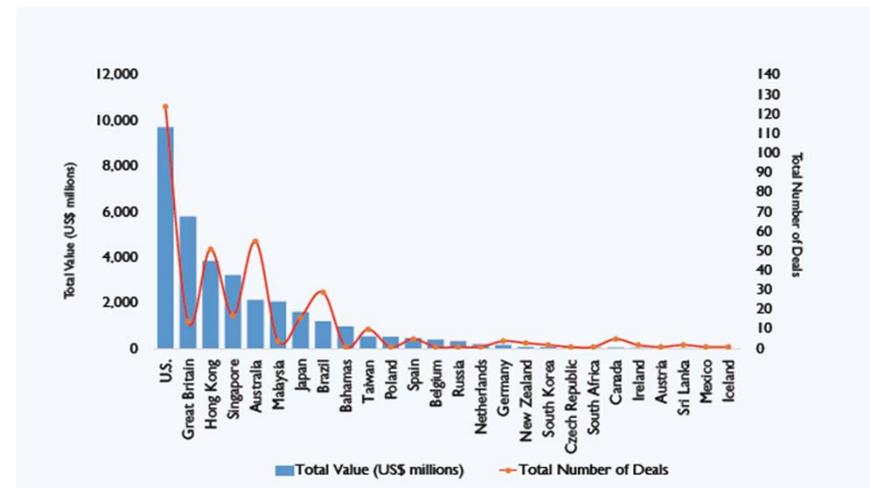
Source: Stats, China Daily, Forbes

China's direct foreign investment: capital inflow and outflow



Source: The Economist

Distribution of Chinese outbound real estate investment, 2008-2014



Source: RCA, Cushman & Wakefield

Market Dynamics

- Year 2015 in China

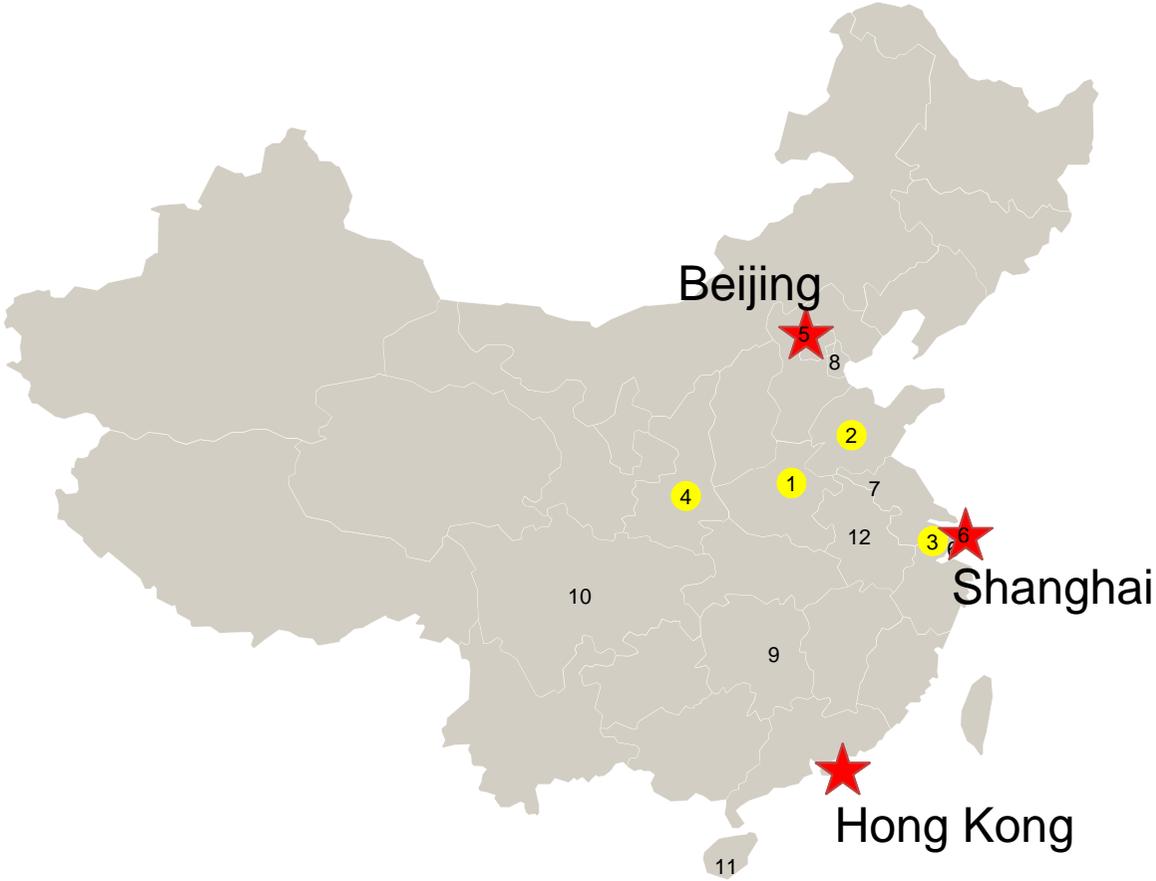


- Favorable housing policies
- Property market recovery, particularly in Tier I and Tier II cities
- Property prices on the rise across China
- Better financing environment for both developers and home buyers
- Stock market volatility in China pushing investors to seek investment opportunities in real estate sector

Strategy & Updates



Focused on Tier I and Tier II cities in China, particularly in Zhengzhou, Jinan, Suzhou and Xi'an, as well as Beijing and Shanghai



2014 Economy Index

	City	Population (million)	GDP Growth Rate
1	Zhengzhou	9.2	12.0%
2	Jinan	7.0	9.6%
3	Suzhou	6.5	9.8%
4	Xi'an	8.6	11.1%
5	Beijing	21.1	7.7%
6	Shanghai	24.2	7.7%
7	Xuzhou	10.0	11.8%
8	Tianjin	14.1	11.5%
9	Changsha	7.2	12%
10	Chengdu	16.4	10%
11	Sanya	0.7	9.3%
12	Hefei	7.6	12.5%
	China	1,350	7.4%

Source: Statistical Communique on 2014 National Economic And Social Development Report

Strategy & Updates

- Zhengzhou City



Projects in Zhengzhou



Under development ★ Completed ■ Under Planning ○

- Top brand and solid track record in Zhengzhou.
- Zhengzhou is the capital city of Henan province, the largest province in China with population over 100 million.

Strategy & Updates

- Jinan City



Projects in Jinan



Under development ★ Completed ■ Under Planning ○

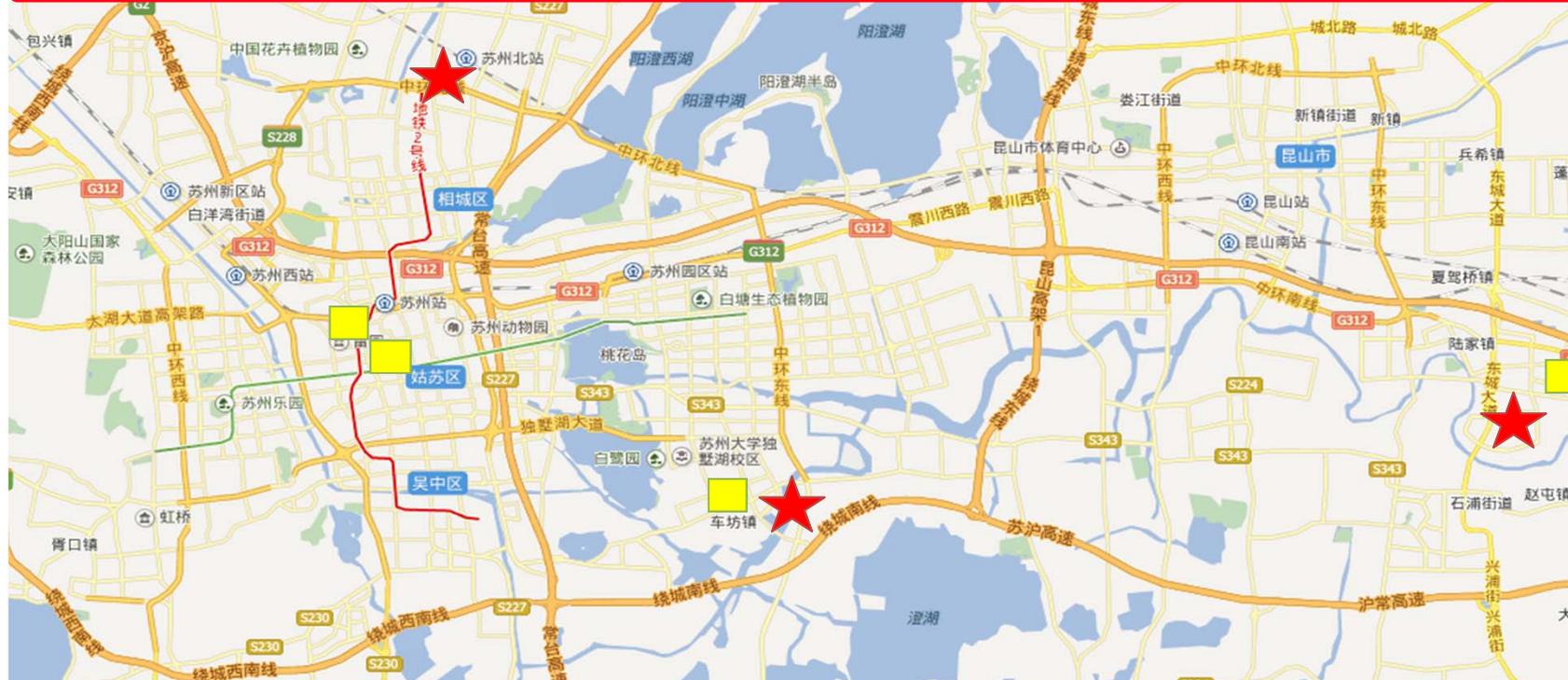
- Leading brand in Jinan, with three projects completed and three projects under construction.
- Jinan is the capital city of Shandong province with population of approx. 100 million.

Strategy & Updates

- Suzhou City (including Kunshan)



Projects in Suzhou



Under development ★ Completed ■ Under Planning ○

- Leading brand in Suzhou with three projects completed and two projects under construction. In addition, two projects in Kunshan, one is completed and the other one is under development.
- Suzhou is located in Yangtze River Delta, one of the most developed region in China. GDP ranked No.7 in all China cities in 2014 and 1H2015.

Strategy & Updates

- Xi'an City



Projects in Xi'an



Under development  Completed  Under Planning 

- Xi'an is the largest city in northwest China with population over 8 million.
- Xinyuan plans to build up a 1.3 million sqm full-service residential complex, while the first phase is around 300k sqm.

Strategy & Updates

- U.S. Project



Oosten Project



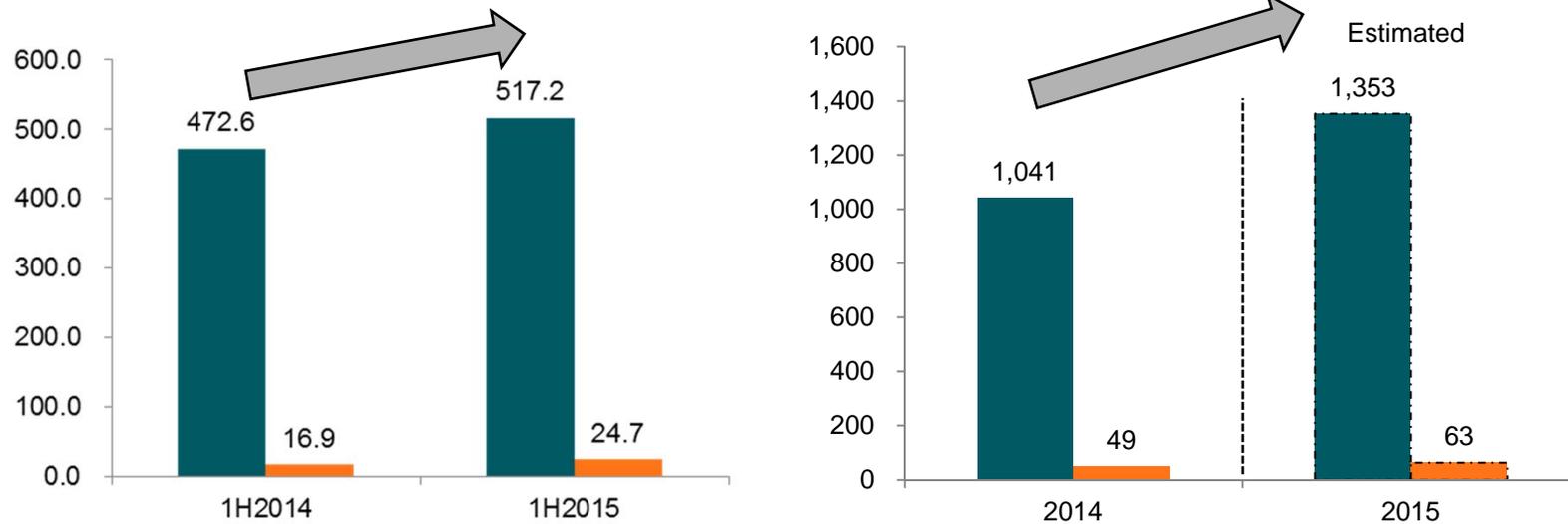
- Purchased Date: September 2012
- Total GFA: 37,078 sqm
- Site Area: 8,094 sqm
- Construction Commencement Date: Q4 2013
- Expected Date of Completion: Q3 2016
- Type of Products: Multi-layer building

- As of June 30, 2015, 100% of the concrete superstructure has been completed.
- Sold about 50% of total number of units.
- ASP on per-square-foot basis increased significantly since the Company began presales since the third quarter of 2014.

Financial Highlights



Contract Sales and Net Income (USD million)



- Contract sales and net income in 1H 2015 increased 9% and 46% respectively, compared to prior year period
- Contract sales and net income in 2015 are expected to increase 30% vs 2014

Management Team



Yong Zhang
Chairman

- Founded Xinyuan in 1997
- Vice chairman of Henan Real Estate Association, Deputy to the 11th People's Congress of Henan Province
- Over 20 years of working experience in the real estate industry
- Received an MBA degree from Tsinghua University



Xinqi Wang
Director and CEO

- Former vice president and GM of Northern Projects Management Center at Wanda Commercial Property Co., Ltd.
- Over 20 years of experience in China's real estate sector



George Liu
CFO

- Former Chief Financial Officer at Savills Asia Pacific
- Sit on the Mainland Advisory Panel of HKICPA
- Received an MBA degree from Cornell University

Investment Recap



Solid track record of operational and financial performance in China, particularly in Zhengzhou, Jinan, Suzhou and Xi'an

First Chinese developer to enter the U.S. market, poised to capitalize on Chinese capital outflow

Improved operational and financial results

Stock trades at deep discount to NAV, attractively valued relative to peers

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XINYUAN REAL ESTATE

Thank You

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