

Form 144

FORM 144

NOTICE OF PROPOSED SALE OF SECURITIES  
PURSUANT TO RULE 144 UNDER THE SECURITIES ACT OF 1933

## 144: Filer Information

Filer CIK 0001992383  
Filer CCC XXXXXXXXX  
Is this a LIVE or TEST Filing?  LIVE  TEST

### Submission Contact Information

Name  
Phone  
E-Mail Address

## 144: Issuer Information

Name of Issuer Xinyuan Real Estate Co., Ltd.  
SEC File Number 001-33863  
Address of Issuer 27/F, CHINA CENTRAL PLACE, TOWER II  
79 JIANGUO ROAD, CHAOYANG DISTRICT  
BEIJING  
CHINA  
100025

Phone 861085889200

Name of Person for Whose Account the Securities are To Be Sold Universal World Development Co., Ltd.

See the definition of "person" in paragraph (a) of Rule 144. Information is to be given not only as to the person for whose account the securities are to be sold but also as to all other persons included in that definition. In addition, information shall be given as to sales by all persons whose sales are required by paragraph (e) of Rule 144 to be aggregated with sales for the account of the person filing this notice.

Relationship to Issuer Affiliate

## 144: Securities Information

Title of the Class of Securities To Be Sold	Name and Address of the Broker	Number of Shares or Other Units To Be Sold	Aggregate Market Value	Number of Shares or Other Units Outstanding	Approximate Date of Sale	Name the Securities Exchange
ADS	The Core Securities Company Limited 20/F, Standard Chartered Bank Building 4-4A Des Voeux Road Central, Hong Kong K3 999077	46217	264823.41	110842261	10/07/2024	NYSE

Furnish the following information with respect to the acquisition of the securities to be sold and with respect to the payment of all or any part of the purchase price or other consideration therefor:

## 144: Securities To Be Sold

Title of the Class	Date you Acquired	Nature of Acquisition Transaction	Name of Person from Whom Acquired	Is this a Gift?	Date Donor Acquired	Amount of Securities Acquired	Date of Payment	Nature of Payment *
ADS	08/30/2022	Vesting of Restricted Shares Unit	XINYUAN REAL ESTATE CO.,LTD.	<input type="checkbox"/>		5995	08/30/2022	RSU Vest
ADS	08/30/2021	Vesting of Restricted Shares Unit	XINYUAN REAL ESTATE CO.,LTD.	<input type="checkbox"/>		5994	08/30/2021	RSU Vest
ADS	07/30/2021	Vesting of Restricted Shares Unit	XINYUAN REAL ESTATE CO.,LTD.	<input type="checkbox"/>		4620	07/30/2021	RSU Vest
ADS	08/30/2020	Vesting of Restricted Shares Unit	XINYUAN REAL ESTATE CO.,LTD.	<input type="checkbox"/>		5994	08/30/2020	RSU Vest
ADS	07/30/2020	Vesting of Restricted Shares Unit	XINYUAN REAL ESTATE CO.,LTD.	<input type="checkbox"/>		4620	07/30/2020	RSU Vest
ADS	07/27/2020	Vesting of Restricted Shares Unit	XINYUAN REAL ESTATE CO.,LTD.	<input type="checkbox"/>		4566	07/27/2020	RSU Vest
ADS	07/30/2019	Vesting of Restricted Shares Unit	XINYUAN REAL ESTATE CO.,LTD.	<input type="checkbox"/>		4619	07/30/2019	RSU Vest
ADS	07/27/2019	Vesting of Restricted Shares Unit	XINYUAN REAL ESTATE CO.,LTD.	<input type="checkbox"/>		4566	07/27/2019	RSU Vest
ADS	04/18/2019	Vesting of Restricted Shares Unit	XINYUAN REAL ESTATE CO.,LTD.	<input type="checkbox"/>		4305	04/18/2019	RSU Vest
ADS	07/27/2018	Vesting of Restricted Shares Unit	XINYUAN REAL ESTATE CO.,LTD.	<input type="checkbox"/>		938	07/27/2018	RSU Vest

\* If the securities were purchased and full payment therefor was not made in cash at the time of purchase, explain in the table or in a note thereto the nature of the consideration given. If the consideration consisted of any note or other obligation, or if payment was made in installments describe the arrangement and state when the note or other obligation was discharged in full or the last installment paid.

Furnish the following information as to all securities of the issuer sold during the past 3 months by the person for whose account the securities are to be sold.

## 144: Securities Sold During The Past 3 Months

Nothing to Report

## 144: Remarks and Signature

Remarks

Date of Notice 10/07/2024

**ATTENTION:**

The person for whose account the securities to which this notice relates are to be sold hereby represents by signing this notice that he does not know any material adverse information in regard to the current and prospective operations of the Issuer of the securities to be sold which has not been publicly disclosed. If such person has adopted a written trading plan or given trading instructions to satisfy Rule 10b5-1 under the Exchange Act, by signing the form and indicating the date that the plan was adopted or the instruction given, that person makes such representation as of the plan adoption or instruction date.

Signature /s/ Universal World Development Co., Ltd.-Yong Zhang

***ATTENTION: Intentional misstatements or omission of facts constitute Federal Criminal Violations (See 18 U.S.C. 1001)***