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CHINA VANKE CO., LTD.*

萬科企業股份有限公司

(A joint stock company incorporated in the People's Republic of China with limited liability)

(Stock Code: 2202)

**VOLUNTARY ANNOUNCEMENT
THE PROPOSED INCREASE IN SHAREHOLDING
IN THE A SHARES OF THE COMPANY BY
CORE MANAGEMENT PERSONS OF THE COMPANY THROUGH
TRUST SCHEME**

This announcement is made by China Vanke Co., Ltd.* (the “**Company**”) on a voluntary basis.

Based on long-term confidence in the industry and future development of the Company, in order to safeguard the interests of shareholders, and strengthen the confidence of investors, the “**Core Management Persons of the Company**” (including directors, supervisors and management who work full-time in the Company, and key management persons and core employees of the headquarters, development and operation headquarters and each business segments, collectively as “**Shareholding Increase Participants**”) intend to raise RMB200 million by themselves to increase their holdings of A shares of the Company in accordance with relevant laws and regulations within six months (“**Implementation Period**”) from the date of this announcement (“**Shareholding Increase Plan**”).

The Shareholding Increase Participants intend to entrust the legal entity established by representative of staff (“**Trustee**”) to implement the Shareholding Increase Plan. The Trustee plan to implement the shareholding increase through service trust scheme, which shall only implement transactions in accordance with the authorized instructions issued by the Trustee. The Shareholding Increase Plan shall be implemented in accordance with relevant laws and regulations, and measures (including but not limited to collectively price bargaining, block trading, and etc.) allowed by the system of Shenzhen Stock Exchange (“**SZSE**”), with no specified price range.

Among the Shareholding Increase Participants, the amount to be contributed by 15 Shareholding Increase Participants, being directors, supervisors and management who work full-time in the Company, and members of party committee of the Group shall not be less than RMB73 million, while the amount to be contributed by the remaining 1,847 Shareholding Increase Participants as core management persons shall not be more than RMB127 million.

During the period of the implementation of Shareholding Increase Plan, if the trading of A Shares of the Company is suspended, then the Shareholding Increase Plan will be postponed after resumption of trading of A shares of the Company and disclosed timely.

As at the date of this announcement, none of the Shareholding Increase Participants had any other disclosed shareholding increase plan in the past 12 months.

Shareholding Increase Participants and Trustee promise to complete the Shareholding Increase Plan during the Implementation Period. The Shareholding Increase Plan and following shares management, shall strictly comply with relevant laws, regulations and regulatory documents of the China Securities Regulatory Commission, the Securities and Futures Commission of Hong Kong, SZSE and The Stock Exchange of Hong Kong Limited.

Stocks acquired by Shareholding Increase Participants shall be voluntarily locked up two years since the completion of Shareholding Increase Plan and disclosure of such completion and disposed in accordance with laws and regulations when such period ends. The Shareholding Increase Participants shall bear any profits or losses brought by such investment of stocks.

The Company will continue to pay attention to the situation regarding the Shareholding Increase Plan and make timely disclosure pursuant to Rules Governing the Listing of Stocks on Shenzhen Stock Exchange, the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited, etc., if applicable.

Shareholders and potential investors of the Company are advised to exercise caution when dealing in the Company's securities.

By order of the Board
China Vanke Co., Ltd.*
Zhu Xu
Company Secretary

Shenzhen, the PRC, 9 July 2024

As at the date of this announcement, the board of directors of the Company comprises Mr. YU Liang, Mr. ZHU Jiusheng and Ms. WANG Yun as executive directors; Mr. XIN Jie, Mr. HU Guobin, Mr. HUANG Liping and Mr. LEI Jiansong as non-executive directors; and Mr. LIU Tsz Bun Bennett, Mr. LIM Ming Yan, Dr. SHUM Heung Yeung Harry and Mr. ZHANG Yichen as independent non-executive directors.

* For identification purpose only