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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)

**OVERSEAS REGULATORY ANNOUNCEMENT AND
ANNOUNCEMENT ON COMPLIANCE WITH RULE 13.51B(2) AND
RULE 13.51(2) OF THE LISTING RULES**

This announcement is made pursuant to Rule 13.10B, Rule 13.51B(2) and Rule 13.51(2)(n)(iii) and Rule 13.51(2)(n) (iv) of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited. The announcement is hereby set out as follows and for information only.

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

Shenzhen, the PRC, 4 October 2024

As at the date of this announcement, the board 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 purposes only*



CHINA VANKE CO., LTD.*

萬科企業股份有限公司

ANNOUNCEMENT ON MODIFICATIONS

Stock Code: 000002, 299903

Stock Short Name: Vanke A, Vanke H

Announcement No.: (Wan) 2024-103

The Company and all Directors of the Board hereby assure that the content of the announcement is true, accurate, complete and free of any false record, misleading representation or material omissions.

China Vanke Co., Ltd. (hereinafter as the “Company”) disclosed the Announcement on the Resolutions of the 30th Meeting of the 18th Session of the Board on 16 May 2020, the Documents of the General Meeting for 2019, the First A Share Class Meeting for 2020 and the First H Share Class Meeting for 2020 on 29 June 2020, the Announcement on the Resolutions of the First Meeting of the 19th Session of the Board on 1 July 2020, the Announcement on the Resolutions of the 31st Meeting of the 19th Session of the Board on 30 May 2023, the Documents of the General Meeting for 2022 on 22 June 2023, and the Announcement on the Resolutions of the First Meeting of the 20th Session of the Board on 1 July 2023, respectively (collectively, the “Announcements”), in which the biographical particulars of the candidates of the director election, the Directors, and the senior management, including those of Mr. ZHU Jiusheng, as well as other information about the verifications on their qualifications for the positions held were disclosed.

1. Content Modifications

Upon the Company’s self-inspection, due to the fact that during the period when Mr. ZHU Jiusheng was the director of Shenzhen Kondarl (Group) Co., Ltd.*(深圳市康達爾（集團）股份有限公司) (currently known as Shenzhen Kingkey Smart Agriculture Times Co., Ltd.*(深圳市京基智農時代股份有限公司), the stock of which is listed on the Shenzhen Stock Exchange (stock code: 000048)), he, as the member of the board of that company, was imposed with the notice of criticism by the Shenzhen Stock Exchange on 15 February 2017 since the company failed to convene the general meeting for 2015 timely, and was imposed with the same by the Shenzhen Stock Exchange on 24 July 2018 since the 2017 annual report and the 2018 first quarterly report were not disclosed timely, some of the representations in the Announcements were inaccurate, and some of the contents in the Announcements are currently modified as follows:

Before modifications:

None of the candidates of the director election, the Directors, or the senior management of the Company “...has been subject to any punishment by the CSRC and other relevant authorities and disciplinary actions by the stock exchange, nor has been suspected of any crime which is under formal

investigation by the judicial authority or any non-compliance which is under formal investigation by the CSRC; all of them are free of the circumstances under which they are prohibited from acting as the Directors of the Company as stipulated in the Company Law, the Articles of Association, etc., and in compliance with the qualifications for the positions held as required in the laws, administrative regulations, departmental statutes, normative documents, the Rules Governing the Listing of Securities on the Shenzhen Stock Exchange and the Articles of Association, etc”.

After modifications:

None of the candidates of the director election, the Directors, or the senior management of the Company “...has been subject to any punishment by the CSRC and other relevant authorities **within the recent 36 months, nor has been subject to public condemnation or notice of criticism above 3 times** by the stock exchange **within the recent 36 months**, nor has been suspected of any crime which is under formal investigation by the judicial authority or any non-compliance which is under formal investigation by the CSRC, **with no clear conclusive opinion for the time being**; all of them are free of the circumstances under which they are prohibited from acting as Directors of the Company as stipulated in the Company Law, the Articles of Association, etc., and in compliance with the qualifications for the positions held as required in the laws, administrative regulations, departmental statutes, normative documents, the Rules Governing the Listing of Securities on the Shenzhen Stock Exchange and the Articles of Association, etc”.

2. Other Information

Pursuant to the Self-regulatory Guideline No. 1 for Companies Listed on the Shenzhen Stock Exchange - the Standardized Operation of Companies Listed on the Main Board (《深圳證券交易所上市公司自律監管指引第1號—主板上市公司規範運作》)(hereinafter as the“Guidelines for Standardized Operation”), where a candidate for director, supervisor and senior management member has one of the following circumstances, the Company shall disclose the specific circumstances of the candidate, the reasons for the proposed employment of the candidate and whether it will affect the standardized operation of the company:

- (1) Being subject to administrative penalties by the CSRC within the recent 36 months;
- (2) Being publicly condemned or notified of criticism above 3 times by the stock exchange within the recent 36 months;
- (3) Being investigated by the judicial authorities for suspected crimes or being investigated by the CSRC for suspected non-compliance, with no clear conclusive opinion for the time being;
- (4) There is a major breach of trust and other adverse records.

Accordingly, the Announcements of the Company are free of any undisclosed information that should have been disclosed in accordance with the Guidelines for Standardized Operation. The Directors and the senior management of the Company comply with the qualifications for the positions held as required in the laws, administrative regulations, departmental statutes, normative documents, the Rules Governing the Listing of Securities on the Shenzhen Stock Exchange, the Articles of Association, etc.

Save for the abovementioned content modifications, other contents of the Announcements remain unchanged. The Company deeply apologizes for any inconvenience so caused on the investors.

Board of Directors

China Vanke Co., Ltd.*

30 September 2024

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