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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)

**(1) APPOINTMENT OF THE JOINT COMPANY SECRETARIES,
THE AUTHORIZED REPRESENTATIVE OF
THE STOCK EXCHANGE AND THE AUTHORIZED REPRESENTATIVE
UNDER THE COMPANIES ORDINANCE
(2) EXEMPTION FROM STRICT COMPLIANCE WITH
THE REQUIREMENTS UNDER RULES 3.28 AND 8.17 OF
THE LISTING RULES**

Reference is made to the announcement headed “(1) The Resignation of the Chairman of the Board, a Director, the President and Chief Executive Officer, the Secretary to the Board, the Company Secretary and the Authorized Representative (2) The Election of the Chairman of the Board, the Appointment of Executive Vice Presidents, the Secretary to the Board (3) The Appointment of Company Secretary and Authorized Representative”, disclosed by China Vanke Co., Ltd.* (the “**Company**”) on 27 January 2025 (the “**Announcement**”), in relation to, among other things, the appointment of Mr. TIAN Jun (“**Mr. TIAN**”), the Secretary to the Board of the Company, as the Company Secretary and an authorized representative (the “**Authorized Representative of the Stock Exchange**”) under the the Rules Governing the Listing of Securities (the “**Listing Rules**”) of the Company on The Stock Exchange of Hong Kong Limited (the “**Stock Exchange**”), and the exemption of or waiver from strict compliance with the requirement from the Stock Exchange under Rule 3.28 and Rule 8.17 of the Listing Rules (“**Relevant Exemption**”). Unless otherwise defined, the terms used in this announcement have the same meaning as those defined in the Announcement.

Pursuant to Rule 8.17 of the Listing Rules, a listed issuer must appoint a company secretary who satisfies Rule 3.28 of the Listing Rules. Pursuant to Rule 3.28 of the Listing Rules, a listed issuer must appoint as its company secretary an individual who, by virtue of his/her academic or professional qualifications or relevant experience, in the opinion of the Stock Exchange, is capable of discharging the functions of company secretary.

The Company is pleased to announce that the Company has applied to the Stock Exchange for, and the Stock Exchange has conditionally granted the Relevant Exemption (“**Conditional Exemption**”) for a period of three years (the “**Exemption Period**”) from the date of appointment of Mr. TIAN as a joint company secretary (the “**Joint Company Secretary**”) of the Company, having considered, among other things, that: (i) Mr. TIAN owns comprehensive understanding of the complexities involved in the Board’s operations, along with substantial experience in managing business operations, financial management, corporate development, and corporate governance matters, and is capable of understanding

and addressing the concerns of shareholders of the Company and relevant regulatory authorities in the People's Republic of China (“**PRC**”); (ii) Mr. TIAN's experience is particularly valuable given that the Company conducts its principal business activities primarily outside Hong Kong, and its shares are dually listed in both Hong Kong and Mainland China; (iii) with the assistance of Mr. CHUNG Ming Fai (鍾明輝) (“**Mr. CHUNG**”) to be appointed by the Company as the Joint Company Secretary, who will primarily focus on the Company's board and governance affairs in Hong Kong, Mr. TIAN would handle such affairs from both the PRC and Hong Kong sides more efficiently, ensuring firm compliance with the applicable rules and regulations by the Company; and (iv) the Company will arrange for Mr. TIAN to attend no less than 15 hours of relevant professional training courses as required under Rule 3.29 of the Listing Rules in each financial year. The Conditional Exemption was granted on the following conditions:

- (i) Mr. TIAN must be assisted by Mr. CHUNG during the Exemption Period; and
- (ii) it could be revoked if there are material breaches of the Listing Rules by the Company.

According to the Conditional Exemption, Mr. TIAN and Mr. CHUNG were appointed as the Joint Company Secretaries at the fifteenth meeting of the twentieth session of the Board on 31 March 2025. Mr. CHUNG was also appointed as the alternate authorized representative of the Company under the Listing Rules and the agent to accept the service of process and notices on behalf of the Company in Hong Kong under Rule 19A.13(2) of the Listing Rules (the “**Alternate Authorized Representative of the Stock Exchange**”) and the authorized representative (the “**Authorized Representative under the Companies Ordinance**”) under Part 16 of the Companies Ordinance (Chapter 622 of the Laws of Hong Kong) (collectively, the “**Appointments**”).

For biographical details of Mr. TIAN, please refer to the Announcement. Biographical details of Mr. CHUNG are as follows:

Mr. CHUNG Ming Fai is a senior president of SWCS Corporate Services Group (Hong Kong) Limited, with over 20 years of experience in corporate secretary, mergers and acquisitions, financial reporting and auditing. Mr. CHUNG is currently a fellow of Hong Kong Institute of Certified Public Accountants and a member of CPA Australia. He obtained his bachelor's degree in commerce from the Australian National University in Australia.

By virtue of Mr. CHUNG's academic and professional qualifications as well as relevant experience, Mr. CHUNG satisfies the requirements under Rules 3.28 and 8.17 of the Listing Rules. The appointment of Mr. CHUNG as the Joint Company Secretary, the Alternate Authorized Representative of the Stock Exchange and the Authorized Representative under the Companies Ordinance shall take effect from 31 March 2025.

According to the Conditional Exemption and the Appointments, the appointment of Mr. TIAN as the Joint Company Secretary and the Authorized Representative of the Stock Exchange shall take effect on 31 March 2025. Before the end of the Exemption Period, the Company must demonstrate and seek the Stock Exchange's confirmation that Mr. TIAN, having had the benefit of Mr. CHUNG's assistance during the Exemption Period, has attained the relevant experience and is capable of discharging the functions of a company secretary under Rule 3.28 of the Listing Rules, such that a further exemption or waiver will not be necessary. The Stock Exchange may withdraw or change the Conditional Exemption if the Company's situation changes.

After the Appointments becoming effective, Ms. YIP Hoi Man (“**Ms. YIP**”) will cease to be the assistant company secretary of the Company, the Authorized Representative of the Stock Exchange and the Authorized Representative under the Companies Ordinance with effect from 31 March 2025. Ms. YIP has confirmed she has no disagreement with the Board and there is no matter needs to be brought to the attention of the shareholders and creditors of the Company, Shenzhen Stock Exchange or the Stock Exchange. The Board would like to express its gratitude to Ms. YIP for her valuable contribution to the Company during her tenure of services and extend its welcome to Mr. CHUNG on his new appointment.

The Board of Directors of
China Vanke Co., Ltd.*

Shenzhen, the PRC, 31 March 2025

As at the date of this announcement, the Board comprises Mr. YU Liang and Ms. WANG Yun as executive directors; Mr. XIN Jie, Mr. HU Guobin, Mr. HUANG Liping and Mr. LEI Jiangsong 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