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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)

PROPOSED CHANGE OF AUDITORS

This announcement is made by China Vanke Co., Ltd.* (the “**Company**”) pursuant to Rule 13.51(4) of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “**Stock Exchange**”).

KPMG Huazhen LLP and KPMG (collectively, “**KPMG**”) have provided audit services to the Company for more than 20 consecutive years. In accordance with the guiding principles of the Administrative Measures for State-owned Enterprises and Listed Companies in relation to the Appointment of Auditors (《國有企業、上市公司選聘會計師事務所管理辦法》) jointly issued by the Ministry of Finance, the State-owned Assets Supervision and Administration Commission of the State Council, and the China Securities Regulatory Commission, the Company proposes to change its auditors for the year 2025, with a view to further enhancing the independence and objectivity of the Company’s audit work.

At the sixteenth meeting of the twentieth session of the board of directors of the Company (the “**Board**”) held on 29 April 2025, the Resolution on Appointment of the Certified Public Accountants for 2025 was considered and approved. Based on the review and recommendation of the audit committee of the Board (the “**Audit Committee**”), the Board agreed to appoint Deloitte Touche Tohmatsu Certified Public Accountants LLP and Deloitte Touche Tohmatsu (collectively, “**Deloitte**”) as auditors of the Company for the year 2025. The proposed appointment needs to be submitted to the Company’s general meeting of shareholders for consideration and approval.

The Board intends to submit the following to the Company’s general meeting of shareholders for consideration:

- (1) to engage Deloitte Touche Tohmatsu Certified Public Accountants LLP to audit the Company’s annual financial report for the year 2025 prepared in accordance with the China Accounting Standards for Business Enterprises, to issue an internal control audit report and to review the Company’s half-yearly financial report for the year 2025 prepared in accordance with the China Accounting Standards for Business Enterprises;
- (2) to engage Deloitte Touche Tohmatsu to audit the Company’s annual financial report for the year 2025 prepared in accordance with the International Financial Reporting Accounting Standards and to review the Company’s half-yearly financial report for the year 2025 prepared in accordance with the International Financial Reporting Accounting Standards;

- (3) the annual audit remuneration for Deloitte Touche Tohmatsu Certified Public Accountants LLP and Deloitte Touche Tohmatsu for the year 2025 is proposed to be RMB13.88 million (the annual audit remuneration for KPMG for the year 2024 was RMB16.80 million). Such remuneration does not include fees for audit services such as auditing and financing rating support for subsidiaries and associates. Other fees such as taxes and travel expenses shall not be borne by the Company.

The Company has engaged in thorough communication with the predecessor auditors (i.e., KPMG) and the successor auditors (i.e., Deloitte) regarding the change of auditors. All parties have acknowledged the matter and confirmed they have no objection to it. The predecessor auditors and the successor auditors shall conduct communication and coordination in accordance with applicable domestic and overseas regulatory rules and requirements.

The Board and the Audit Committee have confirmed that there is no disagreement and no unresolved issues between the Company and KPMG, and there are no other matters relating to the change of auditors that need to be brought to the attention of the shareholders of the Company (the “**Shareholders**”) and they agree with the reasons for the change of auditors as set out above. KPMG have also confirmed that there are no other matters relating to their retirement that need to be brought to the attention of the Shareholders. The Board would like to express its sincere gratitude to KPMG for their diligence, commitment and fulfillment of the duties required of an auditor during their provision of audit services to the Company, as well as their hard work and satisfying services over the years.

The Board and the Audit Committee, having considered during the review process the qualification, composition and structure of proposed audit teams of Deloitte, their independence from the Company and their objectivity, as well as their records of audit work for companies listed on the Stock Exchange and/or the Shenzhen Stock Exchange and audit fees, believed that Deloitte are able to meet the requirements for auditors from domestic and overseas regulatory authorities, and approved the appointment of Deloitte as the auditors of the Company for 2025.

The appointment of Deloitte by the Company will be submitted to the annual general meeting of 2024 of the Company (the “**AGM**”) by way of an ordinary resolution for the Shareholders’ consideration and approval. KPMG will retire as auditors of the Company upon the conclusion of the AGM. A circular containing, among other things, the proposed change of auditors and a notice of the AGM will be issued to the Shareholders in due course.

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

Shenzhen, the PRC, 29 April 2025

As at the date of this announcement, the board of directors of the Company comprises Mr. YU Liang 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