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vanke
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

This announcement is published in accordance with the Rule 13.10B of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited.

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

Shenzhen, the PRC, 15 December 2025

As at the date of this announcement, the Board comprises Mr. YU Liang and Ms. WANG Yun as executive directors; Mr. Huang Liping, Mr. HU Guobin, and Mr. LEI Jiangsong as non-executive directors; and Mr. LIU Tsz Bun Bennett, Mr. LIM Ming Yan, Dr. SHEM Heung Yeung Harry and Mr. ZHANG Yichen as independent non - executive directors.

** For identification purpose only*

Bond Code: 102282715

Bond abbreviation: 22 Vanke

MTN004

Announcement of China Vanke Co., Ltd.'s Response to the First Holders' Meeting of 2025 for Medium-Term Notes in 2022 (Fourth Tranche)

The first holders' meeting of 2025 of China Vanke Co., Ltd. for the medium-term notes in 2022 (fourth tranche) has formed a resolution and made an announcement on 15 December 2025, and the Company's response to the relevant resolution is announced as follows.

I. Basic Information of the Meeting

Basic information of the meeting	
Name of issuer	China Vanke Co., Ltd.
Convener	Shanghai Pudong Development Bank Co., Ltd.
Time of convening	10:00, 10 December 2025
Form of convening	Offsite
Place of convening	Post-issuance Service Platform (https://cxqfw.cfae.cn/) and Tencent Meeting
Basic information of 22 Vanke MTN004 involved in this meeting	
Name of the bond	China Vanke Co., Ltd. medium-term notes in 2022 (fourth tranche)

Payment date of principal	15 December 2025
Balance of the bond (RMB'0000)	200000

II. Summary of Proposals and Resolutions of the Meeting

Proposal 1: Proposal to adjust the arrangement for principal and interest payment of the medium-term notes. (special resolution)

A total of 0 holder or proxy of 22 Vanke MTN004 voted in favor of this proposal, representing 0 valid voting right, accounting for 0.00% of the total voting rights; 16 holders or proxies of 22 Vanke MTN004 voted against this proposal, representing 15,340,000 valid voting rights, accounting for 76.70% of the total voting rights; all other voting rights were abstained.

In accordance with the provisions of the Regulations for Holders' Meetings of Non-Financial Enterprise Debt Financing Instruments in the Interbank Bond Market (《銀行間債券市場非金融企業債務融資工具持有人會議規程》) and the issuance document of this tranche of bonds, this resolution shall only take effect upon approval by holders representing more than 90% of the total voting rights for this tranche of debt financing instrument. Therefore, this resolution of this holders' meeting for 22 Vanke

MTN004 has not taken effect.

Proposal 2: Proposal on additional credit enhancement measures acceptable to investors and conditional adjustment of the arrangement for principal and interest payment of the medium-term notes. (special resolution)

A total of 7 holders or proxies of 22 Vanke MTN004 voted in favor of this proposal, representing 16,680,000 valid voting rights, accounting for 83.40% of the total voting rights; 11 holders or proxies of 22 Vanke MTN004 voted against this proposal, representing 3,210,000 valid voting rights, accounting for 16.05% of the total voting rights; all other voting rights were abstained.

In accordance with the provisions of the Regulations for Holders' Meetings of Non-Financial Enterprise Debt Financing Instruments in the Interbank Bond Market and the issuance document of this tranche of bonds, this resolution shall only take effect upon approval by holders representing more than 90% of the total voting rights for this tranche of debt financing instrument. Therefore, this resolution of this holders' meeting for 22 Vanke MTN004 has not taken effect.

Proposal 3: Proposal to adjust the arrangement for principal and interest payment of the medium-term notes and additional credit enhancement measures. (special resolution)

A total of 1 holder or proxy of 22 Vanke MTN004 voted in favor of this proposal, representing 3,790,000 valid voting rights,

accounting for 18.95% of the total voting rights; 16 holders or proxies of 22 Vanke MTN004 voted against this proposal, representing 15,340,000 valid voting rights, accounting for 76.70% of the total voting rights; all other voting rights were abstained.

In accordance with the provisions of the Regulations for Holders' Meetings of Non-Financial Enterprise Debt Financing Instruments in the Interbank Bond Market and the issuance document of this tranche of bonds, this resolution shall only take effect upon approval by holders representing more than 90% of the total voting rights for this tranche of debt financing instrument. Therefore, this resolution of this holders' meeting for 22 Vanke MTN004 has not taken effect.

The meeting was witnessed by Ms. Liang Xiaohua and Ms. Guo Qiong, lawyers appointed by Sundial Law Firm, which was engaged by the issuer. The aforesaid witnessing lawyers issued a legal opinion, and are of the view that the convening, holding and voting procedures of this meeting, the qualifications of the attendees, the validity of voting rights, the type of resolutions, validity of the meeting, status of resolutions and other matters are all in compliance with provisions of the laws, regulations and self-regulatory rules and provisions in the issuance document.

III. The Company's Response to the Resolutions

The Company has been informed of the voting results of the bondholders' meeting and apologizes for the impact caused to the

relevant parties by the matters relating to the rollover. The Company will communicate and negotiate honestly with all parties, study and improve the initiatives, continue to seek solutions for this tranche of bonds and safeguard the long-term common interests of all parties.

This announcement is hereby made.

China Vanke Co., Ltd.

15 December 2025