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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

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 announcement is hereby set out as follows and is for reference only.

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

Shenzhen, the PRC, 27 January 2026

As at the date of this announcement, the Board of the Company comprises Mr. Huang Liping, Mr. HU Guobin, and Mr. LEI Jiangsong as non-executive directors; Ms. WANG Yun as an executive director; 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: 102282785

Bond abbreviation: 22 Vanke MTN005

Announcement of China Vanke Co., Ltd.'s Response to the First Holders' Meeting of 2026 for Medium-Term Notes in 2022 (Fifth Tranche)

The first holders' meeting of 2026 of China Vanke Co., Ltd. for the medium-term notes in 2022 (fifth tranche) has formed resolutions and made an announcement on 27 January 2026, and the Company's response to the relevant resolutions is announced as follows.

I. Basic Information of the Meeting

Basic information of the meeting	
Name of issuer	China Vanke Co., Ltd.
Convener	Bank of Communications Co., Ltd.
Time of convening	21 January 2026 (15:00)
Form of convening	Offsite
Place of convening	Post-issuance Service Platform (https://cxqfw.cfae.cn/) and Tencent Meeting
Basic information of 22 Vanke MTN005 involved in this meeting	
Name of the bond	China Vanke Co., Ltd. medium-term notes in 2022 (fifth tranche)
Payment date of principal	28 December 2025
Balance of the bond (RMB'0,000)	370,000.00

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 Proposal)

A total of 0 holder or proxy of 22 Vanke MTN005 voted in favor of this proposal, representing 0 valid voting rights, accounting for 0 of the total voting rights; a total of 28 holders or proxies of 22 Vanke MTN005 voted against this proposal, representing 35,620,000 valid voting rights, accounting for 96.27% 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 MTN005 has not taken effect.

Proposal 2: Proposal to extend the grace period for this tranche of medium-term notes. (Special Proposal)

A total of 0 holder or proxy of 22 Vanke MTN005 voted in favor of this proposal, representing 0 valid voting rights, accounting for 0 of the total voting rights; a total of 28 holders or proxies of 22 Vanke MTN005 voted against this proposal, representing 35,620,000 valid voting rights,

accounting for 96.27% 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 MTN005 has not taken effect.

Proposal 3: Proposal to adjust the principal and interest payment arrangements for this tranche of medium-term notes.

A total of 33 holders or proxies of 22 Vanke MTN005 voted in favor of this proposal, representing 37,000,000 valid voting rights, accounting for 100% of the total voting rights.

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 MTN005 has taken effect.

Proposal 4: Proposal to extend the grace period for this tranche of medium-term notes and pay partial principal and interest. (Special Proposal)

A total of 1 holder or proxy of 22 Vanke MTN005 voted in favor of this proposal, representing 300,000 valid voting rights, accounting for 0.81% of the total voting rights; a total of 27 holders or proxies of 22 Vanke MTN005 voted against this proposal, representing 35,540,000 valid voting rights, accounting for 96.05% 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 MTN005 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 aforementioned bondholders' meeting and accepts the voting results of the meeting. The Company will continue to diligently fulfill its information disclosure obligations during the bond's term in accordance with the relevant self-regulatory rules of the National Association of Financial Market Institutional Investors (NAFMII), safeguarding the interests of investors.

This announcement is hereby made.

China Vanke Co., Ltd.

27 January 2026