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**Onewo Inc.**

**萬物雲空間科技服務股份有限公司**

*(A joint stock company incorporated in the People's Republic of China with limited liability)*

**(Stock Code: 2602)**

**CONNECTED TRANSACTIONS  
DEBT SETTLEMENT AGREEMENTS**

**DEBT SETTLEMENT AGREEMENTS**

On July 30, 2025, certain subsidiaries and related parties of the Group entered into a series of Debt Settlement Agreements with each of the vendors and debtors, pursuant to which each of the vendors and debtors agreed to settle certain payables owed by each of the vendors and/or debtors to certain subsidiaries of the Group, by transferring properties or parking spaces to certain subsidiaries of the Group. The total consideration for such Debt Settlement Agreements amounts to RMB256,740,370.

**LISTING RULES IMPLICATIONS**

As of the date of this announcement, China Vanke is entitled to control the voting rights of 660,602,000 Shares, representing approximately 57.12% of the total issued share capital of the Company (excluding 11,560,200 Shares held by the Company as treasury shares), and thus China Vanke is the Controlling Shareholder of the Company. As of the date of this announcement, save as disclosed in the section “5. Information of the Parties – Vendors and Debtors”, each of the vendors and debtors is ultimately controlled by China Vanke through certain companies, or is an associated company or joint venture or co-managed companies operated by China Vanke and independent third parties, thus China Vanke and each of the relevant vendors and debtors are connected persons of the Company under Chapter 14A of the Listing Rules, the transactions contemplated under the Debt Settlement Agreements constitute connected transactions of the Company.

Pursuant to Rule 14.22, Rule 14A.81 and Rule 14A.82 of the Listing Rules, as the transactions contemplated under the Debt Settlement Agreements and the Previous Transactions were entered into or completed with parties connected with each other within the 12-month period, the transactions contemplated under the Debt Settlement Agreement and the Previous Transactions shall be aggregated.

As one or more of the applicable percentage ratios in respect of the transaction contemplated under the Debt Settlement Agreements (when aggregated with the Previous Transactions) exceed 0.1% but all are less than 5%, the transactions contemplated under the Debt Settlement Agreements are therefore subject to the reporting and announcement requirements but exempted from the circular and independent shareholders' approval requirements under Chapter 14A of the Listing Rules.

## Debt Settlement Agreements

On July 30, 2025, certain subsidiaries and related parties of the Group entered into a series of Debt Settlement Agreements with each of the vendors and debtors, pursuant to which each of the vendors and debtors agreed to settle certain payables owed by each of the vendors and/or debtors to certain subsidiaries of the Group, by transferring properties or parking spaces to certain subsidiaries of the Group. The total consideration for such Debt Settlement Agreements amounts to RMB256,740,370.

A summary of the principal terms and matters of the Debt Settlement Agreements is set out below:

		Parties	Subject matters, consideration and payment terms	Information relating to the Settlement Property
1.	Debt Settlement Agreement 1	<p>(1) Tangshan Vanke New City Real Estate Development Co., Ltd. (唐山萬科新城房地產開發有限公司), as the vendor and debtor; and</p> <p>(2) Beijing Vanke Property Services Co., Ltd. (北京萬科物業服務有限公司) (a wholly-owned subsidiary of the Company), Beijing Vanke Property Services Co., Ltd. Tangshan Branch (北京萬科物業服務有限公司唐山分公司) (a wholly-owned subsidiary of the Company) (collectively, the “<b>Jingji Receivable Party 1</b>”)</p>	The parties agree to offset the consideration of RMB3,386,890 of a total 56 parking spaces with the right to use (the “ <b>Settlement Property 1</b> ”) transferred by Tangshan Vanke New City Real Estate Development Co., Ltd. to Jingji Receivable Party 1 on an equivalent basis with the outstanding payables of RMB3,389,352.53 in aggregate owed by Tangshan Vanke New City Real Estate Development Co., Ltd. to Jingji Receivable Party 1. The difference between the consideration of the Settlement Property 1 and the offset amount (i.e. RMB2,462.53) will be made up in cash or by bank transfer.	The Settlement Property 1 is the parking spaces with the right to use in the Tangshan Vanke Future City (唐山萬科未來城) project, which was developed and built by Tangshan Vanke New City Real Estate Development Co., Ltd., and is located in Vanke Future City, Hi-tech Development Zone, Tangshan City, Hebei Province, totaling 56 parking spaces. The Settlement Property 1 will be delivered in vacant possession by Tangshan Vanke New City Real Estate Development Co., Ltd. As the Settlement Property 1 was developed by Tangshan Vanke New City Real Estate Development Co., Ltd., the original acquisition cost of the Settlement Property 1 is not available.
2.	Debt Settlement Agreement 2	<p>(1) Beijing Kaihua Real Estate Development Co., Ltd. (北京凱華房地產開發有限公司), as the vendor and debtor; and</p> <p>(2) Beijing Vanke Property Services Co., Ltd. (a wholly-owned subsidiary of the Company)</p>	The parties agree to offset the consideration of RMB2,150,000 of a total of 1 commercial housing (the “ <b>Settlement Property 2</b> ”) transferred by Beijing Kaihua Real Estate Development Co., Ltd. to Beijing Vanke Property Services Co., Ltd. on an equivalent basis with the outstanding payables of RMB2,150,000 in aggregate owed by Beijing Kaihua Real Estate Development Co., Ltd. to Beijing Vanke Property Services Co., Ltd.	The Settlement Property 2 is the commercial housing in the Xicui Jiayuan (西翠佳苑) project, which was developed and built by Beijing Kaihua Real Estate Development Co., Ltd., and is located at 1-3#-1-501/1-3#-1-601, Lot 01, Xicui Jiayuan Community, Mingde Street, Zhoukoudian Town, Fangshan District, Beijing City. The gross floor area of the house reaches 178.66 square meters, and the Settlement Property 2 will be delivered in vacant possession by Beijing Kaihua Real Estate Development Co., Ltd. As the Settlement Property 2 was developed by Beijing Kaihua Real Estate Development Co., Ltd., the original acquisition cost of the Settlement Property 2 is not available.

		Parties	Subject matters, consideration and payment terms	Information relating to the Settlement Property
3.	Debt Settlement Agreement 3	<p>(1) Beijing Kaihua Real Estate Development Co., Ltd., as the vendor and debtor; and</p> <p>(2) Beijing Vanke Property Services Co., Ltd. (a wholly-owned subsidiary of the Company)</p>	The parties agree to offset the consideration of RMB2,150,000 of a total of 1 commercial housing (the “ <b>Settlement Property 3</b> ”) transferred by Beijing Kaihua Real Estate Development Co., Ltd. to Beijing Vanke Property Services Co., Ltd. on an equivalent basis with the outstanding payables of RMB2,150,000 in aggregate owed by Beijing Kaihua Real Estate Development Co., Ltd. to Beijing Vanke Property Service Co., Ltd	The Settlement Property 3 is the commercial housing in the Xicui Jiayuan project, which was developed and built by Beijing Kaihua Real Estate Development Co., Ltd., and is located at 1-3#-7-502/1-3#-7-602, Xicui Jiayuan Community, Mingde Street, Zhokoudian Town, Fangshan District, Beijing City. The gross floor area of the house reaches 178.66 square meters, and the Settlement Property 3 will be delivered in vacant possession by Beijing Kaihua Real Estate Development Co., Ltd. As the Settlement Property 3 was developed by Beijing Kaihua Real Estate Development Co., Ltd., the original acquisition cost of the Settlement Property 3 is not available.
4.	Debt Settlement Agreement 4 and its relevant agreements	<p>(1) Tangshan Caihong Yongwang Real Estate Development Co., Ltd. (唐山采宏詠旺房地產開發有限公司), Tangshan Caihong Real Estate Development Co., Ltd. (唐山采宏房地產開發有限公司), as the vendor and debtor, (collectively, the “<b>Jingji Debtor 1</b>”); and</p> <p>(2) Beijing Vanke Property Services Co., Ltd. (a wholly-owned subsidiary of the Company), Beijing Vanke Property Services Co., Ltd. Tangshan Branch (a wholly-owned subsidiary of the Company), Beijing Vanke Property Services Co., Ltd. Tangshan Fengrun Branch (北京萬科物業服務有限公司唐山市豐潤分公司) (a wholly-owned subsidiary of the Company) (collectively, the “<b>Jingji Receivable Party 2</b>”)</p>	The parties agree to offset the consideration of RMB2,175,741 of a total of 1 commercial housing and 8 parking spaces with right to use (the “ <b>Settlement Property 4</b> ”) transferred by Jingji Debtor1 to Jingji Receivable Party 2 on an equivalent basis with the outstanding payables of RMB2,169,804.66 in aggregate owed by Jingji Debtor 1 to Jingji Receivable Party 2. The difference between the consideration of the Settlement Property 4 and the offset amount (i.e. RMB5,936.34) will be made up by Jingji Receivable Party 2 in cash or by bank transfer in accordance with the agreement.	The Settlement Property 4 is the commercial housing and parking spaces with the right to use in the Guanlan and Fengrun Vanke Jinyu Huaifu projects (觀瀾、豐潤萬科金域華府項目), which was developed and built by Tangshan Caihong Yongwang Real Estate Development Co., Ltd., Tangshan Caihong Real Estate Development Co., Ltd., and is located at Room 101, Building 2, Phase III, Vanke Guanlan, Fengrun District, Tangshan City, Hebei Province (commercial housing) and in Phase I and Phase II, Vanke Guanlan, Fengrun District, Tangshan City, Hebei Province (parking spaces). The gross floor area of the house reaches 253.25 square meters with 8 parking spaces with the right to use, and the Settlement Property 4 will be delivered in vacant possession by Tangshan Caihong Yongwang Real Estate Development Co., Ltd. and Tangshan Caihong Real Estate Development Co., Ltd. As the Settlement Property 4 was developed by Tangshan Caihong Yongwang Real Estate Development Co., Ltd. and Tangshan Caihong Real Estate Development Co., Ltd., the original acquisition cost of the Settlement Property 4 is not available.

		Parties	Subject matters, consideration and payment terms	Information relating to the Settlement Property
5.	Debt Settlement Agreement 5	<p>(1) Beijing Kaihua Real Estate Development Co., Ltd., as the vendor and debtor; and</p> <p>(2) Beijing Vanke Property Services Co., Ltd. (a wholly-owned subsidiary of the Company)</p>	The parties agree to offset the consideration of RMB3,800,000 of a total of 1 commercial housing (the “ <b>Settlement Property 5</b> ”) transferred by Beijing Kaihua Real Estate Development Co., Ltd. to Beijing Vanke Property Services Co., Ltd. on an equivalent basis with the outstanding payables of RMB3,800,000 in aggregate owed by Beijing Kaihua Real Estate Development Co., Ltd. to Beijing Vanke Property Services Co., Ltd.	The Settlement Property 5 is the commercial housing in the Xicui Jiayuan project, which was developed and built by Beijing Kaihua Real Estate Development Co., Ltd., and is located at 3-6-101, -101, Xicui Jiayuan Community, Mingde Street, Zhoukoudian Town, Fangshan District, Beijing City. The gross floor area of the house reaches 346.77 square meters. The Settlement Property 5 will be delivered in vacant possession by Beijing Kaihua Real Estate Development Co., Ltd. As the Settlement Property 5 was developed by Beijing Kaihua Real Estate Development Co., Ltd., the original acquisition cost of the Settlement Property 5 is not available.
6.	Debt Settlement Agreement 6	<p>(1) Zhuozhou Xiangzhu Real Estate Development Co., Ltd. (涿州市祥築房地產開發有限公司), as the vendor and debtor; and</p> <p>(2) Beijing Vanke Property Services Co., Ltd. Zhuozhou Branch (北京萬科物業服務有限公司涿州分公司) (a wholly-owned subsidiary of the Company)</p>	The parties agree to offset the consideration of RMB2,925,970 of a total of 11 commercial housing (the “ <b>Settlement Property 6</b> ”) transferred by Zhuozhou Xiangzhu Real Estate Development Co., Ltd. to Beijing Vanke Property Services Co., Ltd. Zhuozhou Branch on an equivalent basis with RMB2,925,970 out of the outstanding payables of RMB3,017,086.67 in aggregate owed by Zhuozhou Xiangzhu Real Estate Development Co., Ltd. to Beijing Vanke Property Services Co., Ltd. Zhuozhou Branch. The difference between the consideration of the Settlement Property 6 and the offset amount (i.e. RMB91,116.67) shall be paid in cash by Zhuozhou Xiangzhu Real Estate Development Co., Ltd. to Beijing Vanke Property Services Co., Ltd. Zhuozhou Branch before the specified date.	The Settlement Property 6 is the commercial housings in the Intercity Light (城際之光) project, which was developed and built by Zhuozhou Xiangzhu Real Estate Development Co., Ltd., and is located at 6-B409; 6-B410; 6-B411; 6-B412; 6-B413; 6-B414; 6-B415; 6-B416; 6-B417; 6-B418; 6-B419, Vanke Intercity Light Project, North Side of Zhanbei Road in Zhuozhou City, Baoding City. The gross floor area of the houses reaches 608.24 square meters. The Settlement Property 6 will be delivered in vacant possession by Zhuozhou Xiangzhu Real Estate Development Co., Ltd. As the Settlement Property 6 was developed by Zhuozhou Xiangzhu Real Estate Development Co., Ltd., the original acquisition cost of the Settlement Property 6 is not available.

		Parties	Subject matters, consideration and payment terms	Information relating to the Settlement Property
7.	Debt Settlement Agreement 7	<p>(1) Beijing Wanyuehui Real Estate Co., Ltd. (北京萬越輝置業有限公司), as the vendor and debtor; and</p> <p>(2) Beijing Vanke Property Services Co., Ltd. (a wholly-owned subsidiary of the Company), Beijing Vanke Property Services Co., Ltd. Feicui Shanxiao Residence Property Service Center (北京萬科物業服務有限公司翡翠山曉家園物業服務中心) (a wholly-owned subsidiary of the Company) and Shenzhen Wanrui Smart Technology Co., Ltd. (深圳市萬睿智能科技有限公司) (a wholly-owned subsidiary of the Company) (collectively, the “<b>Jingji Receivable Party 5</b>”)</p>	The parties agree to offset the consideration of RMB4,245,605 of a total of 1 commercial housing (the “ <b>Settlement Property 7</b> ”) transferred by Beijing Wanyuehui Real Estate Co., Ltd. to Jingji Receivable Party 5 on an equivalent basis with the outstanding payables of RMB4,245,605 in aggregate owed by Beijing Wanyuehui Real Estate Co., Ltd. to Jingji Receivable Party 5.	The Settlement Property 7 is the commercial housing in the Feicui Shanxiao project, which was developed and built by Beijing Wanyuehui Real Estate Co., Ltd., and is located at 4-4-502, Phase II Feicui Shanxiao, Building 16, Qingshi West Street, Shijingshan District, Beijing City. The gross floor area of the house reaches 88.29 square meters. The Settlement Property 7 will be delivered in vacant possession by Beijing Wanyuehui Real Estate Co., Ltd. As the Settlement Property 7 was developed by Beijing Wanyuehui Real Estate Co., Ltd., the original acquisition cost of the Settlement Property 7 is not available.
8.	Debt Settlement Agreement 8	<p>(1) Foshan Chancheng District Wankui Real Estate Co., Ltd. (佛山市禪城區萬奎房地產有限公司), as the vendor and debtor; and</p> <p>(2) Foshan Vanke Property Services Co., Ltd. Jinyu Jingyuan Property Service Center (佛山市萬科物業服務有限公司金域景園物業服務中心) (a wholly-owned subsidiary of the Company), Foshan Vanke Property Services Co., Ltd. (佛山市萬科物業服務有限公司) (a wholly-owned subsidiary of the Company) (collectively, the “<b>Foshan Receivable Party 1</b>”)</p>	The parties agree to offset the consideration of RMB719,500 of a total of 7 proprietary parking spaces (the “ <b>Settlement Property 8</b> ”) transferred by Foshan Chancheng District Wankui Real Estate Co., Ltd. to Foshan Receivable Party 1 on an equivalent basis with the outstanding payables of RMB712,500 in aggregate owed by Foshan Chancheng District Wankui Real Estate Co., Ltd. to Foshan Receivable Party 1. The difference between the consideration of the Settlement Property 8 and the offset amount (i.e. RMB7,000) has been made up by Foshan Receivable Party 1 paid to Foshan Chancheng District Wankui Real Estate Co., Ltd.	The Settlement Property 8 is the proprietary parking spaces in the Vanke Golden Times (萬科金域時光) project, which was developed and built by Foshan Chancheng District Wankui Real Estate Co., Ltd., and is located in No. 71, Jihua West Road, Nanzhuang Subdistrict (Town), Chancheng District, Foshan City, totaling 7 parking spaces. The Settlement Property 8 will be delivered in vacant possession by Foshan Chancheng District Wankui Real Estate Co., Ltd. As the Settlement Property 8 was developed by Foshan Chancheng District Wankui Real Estate Co., Ltd., the original acquisition cost of the Settlement Property 8 is not available.

		Parties	Subject matters, consideration and payment terms	Information relating to the Settlement Property
9.	Debt Settlement Agreement 9	<p>(1) Foshan Nanhai Wanzhe Property Development Co., Ltd. (佛山市南海區萬喆房地產開發有限公司), as the vendor;</p> <p>(2) Foshan Vanke Property Services Co., Ltd. (a wholly-owned subsidiary of the Company), Guangzhou Vanke Services Co., Ltd. (廣州市萬科物業服務有限公司) (a wholly-owned subsidiary of the Company), Shenzhen Wanrui Smart Technology Co., Ltd. (a wholly-owned subsidiary of the Company) (collectively, “<b>Foshan Receivable Party 4</b>”); and</p> <p>(3) Guangdong Yingtai Qisheng Construction Engineering Co., Ltd. (廣東盈泰啟盛建設工程有限公司), Guangzhou Wanhe Real Estate Co., Ltd. (廣州市萬赫房地產有限公司), Guangdong Shangcheng Construction Co., Ltd. (廣東上城建設有限公司), Qingyuan Hongmei Investment Co., Ltd. (清遠市宏美投資有限公司), Guangzhou Wanen Industrial Investment Co., Ltd. (廣州萬恩產業投資有限公司), Guangzhou Wanxu Real Estate Co., Ltd. (廣州市萬旭房地產有限公司), Foshan Yufa Property Management Co., Ltd. (佛山市宇發物業管理有限公司), Foshan Shunde Wanyi Real Estate Co., Ltd. (佛山市順德區萬懿房地產有限公司), Foshan Hongya Real Estate Co., Ltd. (佛山市鴻雅房地產有限公司), Foshan Wangui Real Estate Development Co., Ltd. (佛山市萬桂房地產開發有限公司), Foshan Vanke Central City Real Estate Co., Ltd. (佛山市萬科中心城房地產有限公司), as the debtors (collectively, “<b>Foshan Debtor 4</b>”)</p>	<p>The parties agree to offset the consideration of RMB2,750,000 of a total of 1 commercial housing (the “<b>Settlement Property 9</b>”) transferred by Foshan Nanhai Wanzhe Property Development Co., Ltd. to Foshan Receivable Party 4 on an equivalent basis with the outstanding payables of RMB2,740,000 in aggregate owed by Foshan Debtor 4 to Foshan Receivable Party 4. The difference between the consideration of the Settlement Property 9 and the offset amount (i.e. RMB10,000) will be made up by Foshan Receivable Party 4 with payment to Foshan Nanhai Wanzhe Property Development Co., Ltd.</p>	<p>The Settlement Property 9 is the commercial housing in the Foshan Vanke Jade Hill (佛山萬科璞悅山) project, which was developed and built by Foshan Nanhai Wanzhe Property Development Co., Ltd., and is located in No. 8 Keyun Road, Guicheng Street (Town), Nanhai District, Foshan City. The gross floor area of the house reaches 143.00 square meters. The Settlement Property 9 will be delivered in vacant possession by Foshan Nanhai Wanzhe Property Development Co., Ltd. As the Settlement Property 9 was developed by Foshan Nanhai Wanzhe Property Development Co., Ltd., the original acquisition cost of the Settlement Property 9 is not available.</p>



		Parties	Subject matters, consideration and payment terms	Information relating to the Settlement Property
10.	Debt Settlement Agreement 10	<p>(1) Foshan Junhong Real Estate Co., Ltd. (佛山市駿宏置業有限公司), as the vendor;</p> <p>(2) Foshan Vanke Property Services Co., Ltd. (a wholly-owned subsidiary of the Company) and Shenzhen Onewo Business Enterprise Property Services Co., Ltd. Chancheng Branch (深圳萬物商企物業服務有限公司禪城分公司) (a non-wholly-owned subsidiary of the Company); and</p> <p>(3) Foshan Junhong Real Estate Co., Ltd., Foshan Shunde Wanyi Real Estate Co., Ltd., Foshan Shunde Wanqing Real Estate Co., Ltd. (佛山市順德區萬晴房地產有限公司), as the debtors (collectively, “<b>Foshan Debtor 5</b>”)</p>	<p>The parties agree to offset the consideration of RMB730,245 of a total of 1 commercial housing (the “<b>Settlement Property 10</b>”) transferred by Foshan Junhong Real Estate Co., Ltd. to Foshan Vanke Property Services Co., Ltd. and Shenzhen Onewo Business Enterprise Property Services Co., Ltd. Chancheng Branch on an equivalent basis with the outstanding payables of RMB720,245 in aggregate owed by Foshan Debtor 5 to Foshan Vanke Property Services Co., Ltd. and Shenzhen Onewo Business Enterprise Property Services Co., Ltd. Chancheng Branch. The difference between the consideration of the Settlement Property 10 and the offset amount (i.e. RMB10,000) will be made up by Foshan Vanke Property Services Co., Ltd. and Shenzhen Onewo Business Enterprise Property Services Co., Ltd. Chancheng Branch with payment to Foshan Junhong Real Estate Co., Ltd.</p>	<p>The Settlement Property 10 is the commercial housing in the Jinyu Xijiang (金城西江) project, which was developed and built by Foshan Junhong Real Estate Co., Ltd., and is located in No. 133 Yanjiang Road, Hecheng Street (Town), Gaoming District, Foshan City. The gross floor area of the house reaches 95.13 square meters. The Settlement Property 10 will be delivered in vacant possession by Foshan Junhong Real Estate Co., Ltd. As the Settlement Property 10 was developed by Foshan Junhong Real Estate Co., Ltd., the original acquisition cost of the Settlement Property 10 is not available.</p>
11.	Debt Settlement Agreement 11	<p>(1) Foshan Gaoming Wanjiang Real Estate Development Co., Ltd. (佛山市高明區萬疆房地產開發有限公司), as the vendor;</p> <p>(2) Foshan Vanke Property Services Co., Ltd. (a wholly-owned subsidiary of the Company), Shenzhen Onewo Business Enterprise Property Services Co., Ltd. Chancheng Branch (a non-wholly-owned subsidiary of the Company) (collectively, “<b>Foshan Receivable Party 5</b>”); and</p> <p>(3) Foshan Gaoming Wanjiang Real Estate Development Co., Ltd., Foshan Yufa Property Management Co., Ltd., Foshan Shunde Wanqing Real Estate Co., Ltd., Foshan Shunde Wanliang Real Estate Co., Ltd. (佛山市順德區萬良房地產有限公司), Foshan Shunde Wanyi Real Estate Co., Ltd., as the debtors (collectively, “<b>Foshan Debtor 6</b>”)</p>	<p>The parties agree to offset the consideration of RMB880,000 of a total of 1 commercial housing (the “<b>Settlement Property 11</b>”) transferred by Foshan Gaoming Wanjiang Real Estate Development Co., Ltd. to Foshan Receivable Party 5 on an equivalent basis with the outstanding payables of RMB870,000 in aggregate owed by Foshan Debtor 6 to Foshan Receivable Party 5. The difference between the consideration of the Settlement Property 11 and the offset amount (i.e. RMB10,000) will be made up by Foshan Receivable Party 5. by bank transfer or using a POS machine for card payment to Foshan Gaoming Wanjiang Real Estate Development Co., Ltd.</p>	<p>The Settlement Property 11 is the commercial housing in the Vanke Golden River (萬科金城水岸) project, which was developed and built by Foshan Gaoming Wanjiang Real Estate Development Co., Ltd., and is located in No. 121 Yanjiang Road, Hecheng Street (Town), Gaoming District, Foshan City. The gross floor area of the house reaches 122.91 square meters. The Settlement Property 11 will be delivered in vacant possession by Foshan Gaoming Wanjiang Real Estate Development Co., Ltd. As the Settlement Property 11 was developed by Foshan Gaoming Wanjiang Real Estate Development Co., Ltd., the original acquisition cost of the Settlement Property 11 is not available.</p>

		Parties	Subject matters, consideration and payment terms	Information relating to the Settlement Property
12.	Debt Settlement Agreement 12	<p>(1) Tianjin Lanhe Guanggu Real Estate Co., Ltd. (天津藍河光穀置業有限公司), as the vendor and debtor; and</p> <p>(2) Tianjin Vanke Property Services Co., Ltd. (天津萬科物業服務有限公司) (a wholly-owned subsidiary of the Company)</p>	<p>The parties agree to offset the consideration of RMB780,000 of a total of 12 parking spaces with the right to use (the “<b>Settlement Property 12</b>”) transferred by Tianjin Lanhe Guanggu Real Estate Co., Ltd. to Tianjin Vanke Property Services Co., Ltd. on an equivalent basis with the outstanding payables of RMB781,693.52 in aggregate owed by Tianjin Lanhe Guanggu Real Estate Co., Ltd. to Tianjin Vanke Property Services Co., Ltd. The difference between the consideration of the Settlement Property 12 and the offset amount (i.e. RMB1,693.52) will be deducted by negotiation between the parties.</p>	<p>The Settlement Property 12 is the parking spaces with the right to use in the Yingchuang Plaza (盈創廣場) project, which was developed and built by Tianjin Lanhe Guanggu Real Estate Co., Ltd., and is located at Basement Second Floor, Phase I Tiantuobei, Vanke New Metropolis, Nankai District, Tianjin City, totaling 12 parking spaces. The Settlement Property 12 will be delivered in vacant possession by Tianjin Lanhe Guanggu Real Estate Co., Ltd. As the Settlement Property 12 was developed by Tianjin Lanhe Guanggu Real Estate Co., Ltd., the original acquisition cost of the Settlement Property 12 is not available.</p>



		Parties	Subject matters, consideration and payment terms	Information relating to the Settlement Property
13.	Debt Settlement Agreement 13	<p>(1) Tianjin Ningsheng Real Estate Development Co., Ltd. (天津寧晟房地產開發有限公司), Tianjin Ninghan Real Estate Development Co., Ltd. (天津寧瀚房地產開發有限公司), Tianjin Ningxi Real Estate Development Co., Ltd. (天津寧熙房地產開發有限公司), as the debtors (collectively, “<b>Jinjin Debtor 1</b>”);</p> <p>(2) Tianjin Vanke Property Services Co., Ltd. (a wholly-owned subsidiary of the Company), Shenzhen Wanrui Smart Technology Co., Ltd. (a wholly-owned subsidiary of the Company) and Tianjin Wanyu Security Technology Co., Ltd. (天津萬禦安防科技有限公司) (an associated company jointly operated by the Company and an independent third party) (collectively, “<b>Jinjin Receivable Party 1</b>”);</p> <p>(3) Tianjin Ningxi Real Estate Development Co., Ltd., as the vendor; and</p> <p>(4) Tianjin Vanke Property Services Co., Ltd. (a wholly-owned subsidiary of the Company), as the purchaser</p>	<p>The parties agree to offset the consideration of RMB6,838,386 of a total of 14 commercial housing and a total of 2 parking spaces with the right to use (the “<b>Settlement Property 13</b>”) transferred by Tianjin Ningxi Real Estate Development Co., Ltd. to Tianjin Vanke Property Services Co., Ltd. on an equivalent basis with the outstanding payables of RMB6,838,386 in aggregate owed by Jinjin Debtor 1 to Jinjin Receivable Party 1.</p>	<p>The Settlement Property 13 is the commercial housings and parking spaces with the right to use in the Guantaoyuan (觀濤苑) project, which was developed and built by Tianjin Ningxi Real Estate Development Co., Ltd., and is located at Rooms 1-1701 to 1714, Phase III Supplementary Construction of Guantaoyuan Community, Binhai New District, Tianjin City (commercial housings) and B030 and B063 Guantaoyuan Community, Binhai New District, Tianjin City (parking spaces). The gross floor area of the commercial housing reaches 589.26 square meters, with a total of 2 parking spaces with the right to use. The Settlement Property 13 will be delivered in vacant possession by Tianjin Ningxi Real Estate Development Co., Ltd. As the Settlement Property 13 was developed by Tianjin Ningxi Real Estate Development Co., Ltd., the original acquisition cost of the Settlement Property 13 is not available.</p>

		Parties	Subject matters, consideration and payment terms	Information relating to the Settlement Property
14.	Debt Settlement Agreement 14	<p>(1) Baotou Vanke Qingyuan Real Estate Development Co., Ltd. (包頭萬科青源房地產開發有限公司), as the vendor and debtor; and</p> <p>(2) Beijing Vanke Property Services Co., Ltd. Baotou Branch (北京萬科物業服務有限公司包頭分公司) (a wholly-owned subsidiary of the Company), Taiyuan Vanke Property Services Co., Ltd. (太原萬科物業服務有限公司) (a wholly-owned subsidiary of the Company), Shenzhen Onewo Business Enterprise Property Services Co., Ltd. Taiyuan Branch (深圳萬物商企物業服務有限公司太原分公司) (a non-wholly-owned subsidiary of the Company) (collectively, “<b>Jinjin Receivable Party 2</b>”)</p>	<p>The parties agree to offset the consideration of RMB5,154,678 of a total of 8 shopping outlets and a total of 7 parking spaces with the right to use (the “<b>Settlement Property 14</b>”) transferred by Baotou Vanke Qingyuan Real Estate Development Co., Ltd. to Jinjin Receivable Party 2 on an equivalent basis with the outstanding payables of RMB5,154,678 in aggregate owed by Baotou Vanke Qingyuan Real Estate Development Co., Ltd. to Jinjin Receivable Party 2.</p>	<p>The Settlement Property 14 is the shopping outlets and parking spaces with the right to use in the Baotou Vanke Town (包頭萬科城) project, which was developed and built by Baotou Vanke Qingyuan Real Estate Development Co., Ltd., and is located in the Vanke Town project in Jiuyuan District, Baotou City, Inner Mongolia Autonomous Region. The gross floor area of the shopping outlets reaches 538.41 square meters, with a total of 7 parking spaces with the right to use. The Settlement Property 14 will be delivered in vacant possession by Baotou Vanke Qingyuan Real Estate Development Co., Ltd. As the Settlement Property 14 was developed by Baotou Vanke Qingyuan Real Estate Development Co., Ltd., the original acquisition cost of the Settlement Property 14 is not available.</p>
15.	Debt Settlement Agreement 15	<p>(1) Chongqing Wanzhao Real Estate Co., Ltd. (重慶萬招置業有限公司), as the vendor and debtor; and</p> <p>(2) Chongqing Vanke Services Co., Ltd. (重慶萬科物業服務有限公司) (a wholly-owned subsidiary of the Company), Chengdu Vanke Services Co., Ltd. Chongqing Branch (成都萬科物業服務有限公司重慶分公司) (a wholly-owned subsidiary of the Company) (collectively, “<b>Yugui Receivable Party 2</b>”)</p>	<p>The parties agree to offset the consideration of RMB1,819,819 of a total of 2 shopping outlets and a total of 4 proprietary parking spaces (the “<b>Settlement Property 15</b>”) transferred by Chongqing Wanzhao Real Estate Co., Ltd. to Yugui Receivable Party 2 on an equivalent basis with the outstanding payables of RMB1,838,481.53 in aggregate owed by Chongqing Wanzhao Real Estate Co., Ltd. to Yugui Receivable Party 2.</p> <p>The difference between the consideration of the Settlement Property 15 and the offset amount (i.e., RMB18,662.53) will be paid pursuant to separate agreement.</p>	<p>The Settlement Property 15 is the shopping outlets and proprietary parking spaces in the Land Parcel I of Chongqing Science City (重慶科學城宗地一) project, which was developed and built by Chongqing Wanzhao Real Estate Co., Ltd., and is located at Shops 63 and 65, 1st Floor, Unit 1, 5-2# Phase I of Land Parcel I of Chongqing Science City, Shapingba District, Chongqing City (shopping outlets) and Rooms 211, 217, 25 and 277, Basement First Floor, Unit 1, Garage 4, Phase I of Land Parcel I of Chongqing Science City, Shapingba District, Chongqing City (parking spaces). The gross floor area of the shopping outlets reaches 118.94 square meters, with a total of 4 parking spaces. The Settlement Property 15 will be delivered in vacant possession by Chongqing Wanzhao Real Estate Co., Ltd. As the Settlement Property 15 was developed by Chongqing Wanzhao Real Estate Co., Ltd., the original acquisition cost of the Settlement Property 15 is not available.</p>

		Parties	Subject matters, consideration and payment terms	Information relating to the Settlement Property
16.	Debt Settlement Agreement 16	<p>(1) Chengdu Wanxing Industrial Town Real Estate Co., Ltd. (成都萬興產城置業有限公司), as the vendor;</p> <p>(2) Chengdu Vanke Services Co., Ltd. Chongqing Branch (a wholly-owned subsidiary of the Company), as the purchaser;</p> <p>(3) Chengdu Vanke Services Co., Ltd. Chongqing Branch (a wholly-owned subsidiary of the Company), Shenzhen Wanrui Smart Technology Co., Ltd. (a wholly-owned subsidiary of the Company), Shenzhen Onewo Business Enterprise Property Services Co., Ltd. Chongqing Branch (深圳萬物商企物業服務有限公司重慶分公司) (a non-wholly-owned subsidiary of the Company), Chongqing Vanke Services Co., Ltd. (a wholly-owned subsidiary of the Company), Shenzhen Wanwu Research and Selection Technology Services Co., Ltd. Chongqing Branch (深圳市萬物研選科技服務有限公司重慶分公司) (a wholly-owned subsidiary of the Company) (collectively, “<b>Yugui Receivable Party 3</b>”); and</p>	<p>The parties agree to offset the consideration of RMB3,941,646 of a total of 1 office (the “<b>Settlement Property 16</b>”) transferred by Chengdu Wanxing Industrial Town Real Estate Co., Ltd. to Chengdu Vanke Services Co., Ltd. Chongqing Branch on an equivalent basis with the outstanding payables of RMB3,936,646 in aggregate owed by Yugui Debtor 2 to Yugui Receivable Party 3. The difference between the consideration of the Settlement Property 16 and the offset amount (i.e. RMB5,000) will be made up by Yugui Receivable Party 3 in cash paid to Chengdu Wanxing Industrial Town Real Estate Co., Ltd.</p>	<p>The Settlement Property 16 is the office in the Vanke Chengdu Tianfu Vanke Cloud City (萬科成都天府萬科雲城) project, which was developed and built by Chengdu Wanxing Industrial Town Real Estate Co., Ltd., and is located at Room 701, Unit 4, Building 2, Phase I, Tianfu Vanke Cloud City, South Side of Xinglonghupan Road, Shuangliu District, Chengdu City, Sichuan Province. The gross floor area reaches 273.07 square meters. The Settlement Property 16 will be delivered in vacant possession by Chengdu Wanxing Industrial Town Real Estate Co., Ltd. As the Settlement Property 16 was developed by Chengdu Wanxing Industrial Town Real Estate Co., Ltd., the original acquisition cost of the Settlement Property 16 is not available.</p>

		Parties	Subject matters, consideration and payment terms	Information relating to the Settlement Property
		<p>(4) Chongqing Yongwan Real Estate Co., Ltd. (重慶永萬置業有限公司), Chongqing Kejin Real Estate Co., Ltd. (重慶科錦置業有限公司), Chongqing Bocui Real Estate Co., Ltd. (重慶博翠置業有限公司), Chongqing Jiechuang Real Estate Co., Ltd. (重慶捷創置業有限公司), Chongqing Ruian Tiandi Real Estate Development Co., Ltd. (重慶瑞安天地房地產發展有限公司), Chongqing Kehang Real Estate Co., Ltd. (重慶柯航置業有限公司), Chongqing Yuepan Real Estate Co., Ltd. (重慶悅畔置業有限公司), Chongqing Beiwan Real Estate Co., Ltd. (重慶北萬置業有限公司), Chongqing Xipan Real Estate Co., Ltd. (重慶溪畔置業有限公司), Chongqing Siji Liuhui Real Estate Co., Ltd. (重慶四季流輝置業有限公司), Chongqing Linpan Garden Real Estate Co., Ltd. (重慶林畔花園置業有限公司), Chongqing Boyu Housing Rental Services Co., Ltd. (重慶泊寓住房租賃服務有限公司), Vanke (Chongqing) Enterprises Company Limited (萬科(重慶)企業有限公司), Chongqing Yongtuo Real Estate Co., Ltd. (重慶勇拓置業有限公司), Chongqing Wanyong Real Estate Co., Ltd. (重慶萬永置業有限公司), Chongqing Jiapan Real Estate Co., Ltd. (重慶嘉畔置業有限公司), Chongqing Yuewan Real Estate Co., Ltd. (重慶悅萬置業有限公司), Chongqing Yunke Real Estate Co., Ltd. (重慶雲科置業有限公司), Chongqing Fengpan Real Estate Co., Ltd. (重慶峰畔置業有限公司), Chongqing Jin Lan Industrial Co., Ltd. (重慶錦瀾實業有限公司), Chongqing Beiwang Real Estate Co., Ltd. (重慶北望置業有限公司), Chongqing Wantuo Real Estate Co., Ltd. (重慶萬拓置業有限公司), Chongqing Yibaibo Real Estate Management Co., Ltd. (重慶壹佰泊不動產管理有限公司), Chongqing Wanzhuo Real Estate Co., Ltd. (重慶萬卓置業有限公司), as the debtors (collectively, “Yugui Debtor 2”)</p>		

		Parties	Subject matters, consideration and payment terms	Information relating to the Settlement Property
17.	Debt Settlement Agreement 17	<p>(1) Yongtai County Youxin Real Estate Development Co., Ltd. (永泰友信房地產開發有限公司), as the vendor and debtor;</p> <p>(2) Xiamen Vanke Property Services Co., Ltd. Fuzhou Branch (廈門市萬科物業服務有限公司福州分公司) (a wholly-owned subsidiary of the Company), Xiamen Vanke Property Services Co., Ltd. Fuzhou Branch Yongtai Dream Town Property Service Center (廈門市萬科物業服務有限公司福州分公司永泰萬科城物業服務中心) (a wholly-owned subsidiary of the Company), Shenzhen Wanrui Smart Technology Co., Ltd. (a wholly-owned subsidiary of the Company) (collectively, “Fuzhou Receivable Party 1”); and</p> <p>(3) Fuzhou Vanke Property Services Co., Ltd. (福州市萬科物業服務有限公司) (a wholly-owned subsidiary of the Company), as the purchaser</p>	<p>The parties agree to offset the consideration of RMB957,836 of a total of 1 commercial housing (the “<b>Settlement Property 17</b>”) transferred by Yongtai County Youxin Real Estate Development Co., Ltd. to Fuzhou Vanke Property Services Co., Ltd. on an equivalent basis with the outstanding payables of RMB957,836 in aggregate owed by Yongtai County Youxin Real Estate Development Co., Ltd. to Fuzhou Receivable Party 1.</p>	<p>The Settlement Property 17 is the commercial housing in the Vanke Dazhangxi Coast (萬科大樟溪岸) project, which was developed and built by Yongtai County Youxin Real Estate Development Co., Ltd., and is located at 4-43#107, Fuzhou Vanke City, Yongtai County, Fuzhou City, Fujian Province. The gross floor area of the house reaches 113.6 square meters. The Settlement Property 17 will be delivered in vacant possession by Yongtai County Youxin Real Estate Development Co., Ltd. As the Settlement Property 17 was developed by Yongtai County Youxin Real Estate Development Co., Ltd., the original acquisition cost of the Settlement Property 17 is not available.</p>

		Parties	Subject matters, consideration and payment terms	Information relating to the Settlement Property
18.	Debt Settlement Agreement 18	<p>(1) Kunshan Changtai Property Co., Ltd. (昆山長泰置業有限公司), as the debtor;</p> <p>(2) Jiangsu Sunan Vanke Property Services Co., Ltd. (江蘇蘇南萬科物業服務有限公司) (a wholly-owned subsidiary of the Company), Jiangsu Sunan Vanke Property Services Co., Ltd. Kunshan Branch (江蘇蘇南萬科物業服務有限公司昆山分公司) (a wholly-owned subsidiary of the Company), Shenzhen Wanrui Smart Technology Co., Ltd. (a wholly-owned subsidiary of the Company) (collectively, “<b>Suzhou Receivable Party 1</b>”); and</p> <p>(3) Kunshan Kaijin Real Estate Co., Ltd. (昆山凱進置業有限公司), as the vendor</p>	<p>The parties agree to offset the consideration of RMB2,430,000 of a total of 44 parking spaces with the right to use (the “<b>Settlement Property 18</b>”) transferred by Kunshan Kaijin Real Estate Co., Ltd. to Suzhou Receivable Party 1 on an equivalent basis with the outstanding payables of RMB2,420,797.05 in aggregate owed by Kunshan Changtai Property Co., Ltd. to Suzhou Receivable Party 1. The difference between the consideration of the Settlement Property 18 and the offset amount (i.e. RMB9,202.95) will be made up by Suzhou Receivable Party 1 in cash (or by bank transfer) to Kunshan Kaijin Real Estate Co., Ltd. before the specified date as agreed in the agreement.</p>	<p>The Settlement Property 18 is the parking spaces with the right to use in the Jiangwan Lanting Elegant Garden (江灣瀾庭雅苑) project, which was developed and built by Kunshan Kaijin Real Estate Co., Ltd., and is located in Jiangwan Lanting Community, Kunshan City, Jiangsu Province, totaling 44 parking spaces. The Settlement Property 18 will be delivered in vacant possession by Kunshan Kaijin Real Estate Co., Ltd. As the Settlement Property 18 was developed by Kunshan Kaijin Real Estate Co., Ltd., the original acquisition cost of the Settlement Property 18 is not available.</p>
19.	Debt Settlement Agreement 19	<p>(1) Gansu Zhaoxing Real Estate Development Co., Ltd. (甘肅兆興房地產開發有限公司), as the vendor;</p> <p>(2) Gansu Zhaoxing Real Estate Development Co., Ltd., as the debtor; and</p> <p>(3) Lanzhou Vanke Property Services Co., Ltd. (蘭州萬科物業服務有限公司) (a wholly-owned subsidiary of the Company)</p>	<p>The parties agree to offset the consideration of RMB3,520,000 of a total of 80 parking spaces with the right to use (the “<b>Settlement Property 19</b>”) transferred by Gansu Zhaoxing Real Estate Development Co., Ltd. to Lanzhou Vanke Property Services Co., Ltd. on an equivalent basis with the outstanding payables of RMB3,520,000 in aggregate owed by Gansu Zhaoxing Real Estate Development Co., Ltd. to Lanzhou Vanke Property Services Co., Ltd.</p>	<p>The Settlement Property 19 is the parking spaces with the right to use in the Lanzhou Dream Town (蘭州萬科城) project, which was developed and built by Gansu Zhaoxing Real Estate Development Co., Ltd., and is located in Lanzhou Dream Town, Anning District, Lanzhou City, Gansu Province, totaling 80 parking spaces. The Settlement Property 19 will be delivered in vacant possession by Gansu Zhaoxing Real Estate Development Co., Ltd. As the Settlement Property 19 was developed by Gansu Zhaoxing Real Estate Development Co., Ltd., the original acquisition cost of the Settlement Property 19 is not available.</p>



		Parties	Subject matters, consideration and payment terms	Information relating to the Settlement Property
20.	Debt Settlement Agreement 20	<p>(1) Gansu Zhaoxing Real Estate Development Co., Ltd., as the vendor and debtor; and</p> <p>(2) Lanzhou Vanke Property Services Co., Ltd. (a wholly-owned subsidiary of the Company)</p>	The parties agree to offset the consideration of RMB1,980,000 of a total of 45 parking spaces with the right to use (the “ <b>Settlement Property 20</b> ”) transferred by Gansu Zhaoxing Real Estate Development Co., Ltd. to Lanzhou Vanke Property Services Co., Ltd. on an equivalent basis with the outstanding payables of RMB1,980,000 in aggregate owed by Gansu Zhaoxing Real Estate Development Co., Ltd. to Lanzhou Vanke Property Services Co., Ltd.	The Settlement Property 20 is the parking spaces with the right to use in the Lanzhou Dream Town project, which was developed and built by Gansu Zhaoxing Real Estate Development Co., Ltd., and is located at Basement First Floor, P01 Area Garage, Lanzhou Dream Town, Anning District, Lanzhou City, Gansu Province, totaling 45 parking spaces. The Settlement Property 20 will be delivered in vacant possession by Gansu Zhaoxing Real Estate Development Co., Ltd. As the Settlement Property 20 was developed by Gansu Zhaoxing Real Estate Development Co., Ltd., the original acquisition cost of the Settlement Property 20 is not available.
21.	Debt Settlement Agreement 21	<p>(1) Xi'an Binhu Shidai Business Management Co., Ltd. (西安濱湖時代商業管理有限公司), as the vendor and debtor; and</p> <p>(2) Xi'an Vanke Property Services Co., Ltd. (西安市萬科物業服務有限公司) (a wholly-owned subsidiary of the Company)</p>	The parties agree to offset the consideration of RMB2,163,679 of a total of 1 commercial housing (the “ <b>Settlement Property 21</b> ”) transferred by Xi'an Binhu Shidai Business Management Co., Ltd. to Xi'an Vanke Property Services Co., Ltd. on an equivalent basis with the outstanding payables of RMB2,163,679 in aggregate owed by Xi'an Binhu Shidai Business Management Co., Ltd. to Xi'an Vanke Property Services Co., Ltd.	The Settlement Property 21 is the commercial housing in the Vanke Yanming Lake (萬科雁鳴湖) project, which was developed and built by Xi'an Binhu Shidai Business Management Co., Ltd., and is located at Room 901, Unit 2, Building 35, Vanke Yanming Lake Community, Yanta District, Xi'an City, Shaanxi Province. The gross floor area of the house reaches 141.69 square meters. The Settlement Property 21 will be delivered by Xi'an Binhu Shidai Business Management Co., Ltd. upon completion. As the Settlement Property 21 was developed by Xi'an Binhu Shidai Business Management Co., Ltd., the original acquisition cost of the Settlement Property 21 is not available.

		Parties	Subject matters, consideration and payment terms	Information relating to the Settlement Property
22.	Debt Settlement Agreement 22	<p>(1) Weinan Zhongwan Yijing Real Estate Co., Ltd. (渭南中萬逸景置業有限公司), as the vendor and debtor;</p> <p>(2) Shenzhen Onewo Business Enterprise Property Services Co., Ltd. Xi'an Branch (深圳萬物商企物業服務有限公司西安分公司) (a non-wholly-owned subsidiary of the Company), Xi'an Vanke Property Services Co., Ltd. (a wholly-owned subsidiary of the Company) (collectively, "<b>Northwest Receivable Party 1</b>"); and</p> <p>(3) Xi'an Vanke Property Services Co., Ltd. (a wholly-owned subsidiary of the Company), as the purchaser</p>	<p>The parties agree to offset the consideration of RMB1,419,042 of a total of 2 commercial housings (the "<b>Settlement Property 22</b>") transferred by Weinan Zhongwan Yijing Real Estate Co., Ltd. to Xi'an Vanke Property Services Co., Ltd. on an equivalent basis with the outstanding payables of RMB1,419,042 in aggregate owed by Weinan Zhongwan Yijing Real Estate Co., Ltd. to Northwest Receivable Party 1.</p>	<p>The Settlement Property 22 is the commercial housings in the Vanke Jincheng (萬科錦宸) DK11 project, which was developed and built by Weinan Zhongwan Yijing Real Estate Co., Ltd., and is located at Rooms 101 and 102, Unit 1, Building 6, Lot 11 Jincheng, Vanke City, Linwei District, Weinan City, Shaanxi Province. The gross floor area of the houses reaches 286.4 square meters. The Settlement Property 22 will be delivered in vacant possession by Weinan Zhongwan Yijing Real Estate Co., Ltd. As the Settlement Property 22 was developed by Weinan Zhongwan Yijing Real Estate Co., Ltd., the original acquisition cost of the Settlement Property 22 is not available.</p>
23.	Debt Settlement Agreement 23	<p>(1) Gansu Zhaoxing Real Estate Development Co., Ltd., as the vendor;</p> <p>(2) Gansu Zhaoxing Real Estate Development Co., Ltd., Lanzhou Blue Crystal Real Estate Development Co., Ltd. (蘭州藍晶房地產開發有限公司), Lanzhou Jinhan Real Estate Development Co., Ltd. (蘭州金翰房地產開發有限公司), Lanzhou Puhe Gongzhu Vanke Real Estate Development Co., Ltd. (蘭州普合共築萬科房地產開發有限公司), as the debtors (collectively, "<b>Northwest Debtor 1</b>"); and</p> <p>(3) Lanzhou Vanke Property Services Co., Ltd. (a wholly-owned subsidiary of the Company)</p>	<p>The parties agree to offset the consideration of RMB1,940,134 of a total of 3 commercial housings (the "<b>Settlement Property 23</b>") transferred by Gansu Zhaoxing Real Estate Development Co., Ltd. to Lanzhou Vanke Property Services Co., Ltd. on an equivalent basis with the outstanding payables of RMB1,940,134 in aggregate owed by Northwest Debtor 1 to Lanzhou Vanke Property Services Co., Ltd.</p>	<p>The Settlement Property 23 is the commercial housings in the Vanke City Shanwang (萬科城山望) project, which was developed and built by Gansu Zhaoxing Real Estate Development Co., Ltd., and is located at 20-1-2002, 2202, 2302, Vanke City Shanwang, Anning District, Lanzhou City, Gansu Province. The gross floor area of the commercial housings reaches 348.27 square meters. The Settlement Property 23 will be delivered by Gansu Zhaoxing Real Estate Development Co., Ltd. upon completion. As the Settlement Property 23 was developed by Gansu Zhaoxing Real Estate Development Co., Ltd., the original acquisition cost of the Settlement Property 23 is not available.</p>

		Parties	Subject matters, consideration and payment terms	Information relating to the Settlement Property
24.	Debt Settlement Agreement 24	<p>(1) Lanzhou Blue Crystal Real Estate Development Co., Ltd., as the vendor;</p> <p>(2) Lanzhou Wanshi Real Estate Development Co., Ltd. (蘭州萬時房地產開發有限公司), Lanzhou Jinhan Real Estate Development Co., Ltd., Lanzhou Blue Crystal Real Estate Development Co., Ltd., Lanzhou Wantai Real Estate Development Co., Ltd. (蘭州萬泰房地產開發有限公司), as the debtors (collectively, “<b>Northwest Debtor 2</b>”); and</p> <p>(3) Lanzhou Vanke Property Services Co., Ltd. (a wholly-owned subsidiary of the Company)</p>	The parties agree to offset the consideration of RMB3,136,237 of a total of 4 commercial housings (the “ <b>Settlement Property 24</b> ”) transferred by Lanzhou Blue Crystal Real Estate Development Co., Ltd. to Lanzhou Vanke Property Services Co., Ltd. on an equivalent basis with the outstanding payables of RMB3,136,237 in aggregate owed by Northwest Debtor 2 to Lanzhou Vanke Property Services Co., Ltd.	The Settlement Property 24 is the commercial housings in the Crystal City (水晶城) project, which was developed and built by Lanzhou Blue Crystal Real Estate Development Co., Ltd., and is located at 17-2-105, 9-2-3402, 9-1-3404, 9-1-3403, Phase II, Vanke Crystal City, Xigu District, Lanzhou City, Gansu Province. The gross floor area of the houses reaches 372.71 square meters. The Settlement Property 24 will be delivered by Lanzhou Blue Crystal Real Estate Development Co., Ltd. upon completion. As the Settlement Property 24 was developed by Lanzhou Blue Crystal Real Estate Development Co., Ltd., the original acquisition cost of the Settlement Property 24 is not available.
25.	Debt Settlement Agreement 25	<p>(1) Lanzhou Blue Crystal Real Estate Development Co., Ltd., as the vendor;</p> <p>(2) Lanzhou Wanshi Real Estate Development Co., Ltd., Lanzhou Blue Crystal Real Estate Development Co., Ltd., Lanzhou Wantai Real Estate Development Co., Ltd., as the debtors (collectively, “<b>Northwest Debtor 3</b>”); and</p> <p>(3) Lanzhou Vanke Property Services Co., Ltd. (a wholly-owned subsidiary of the Company)</p>	The parties agree to offset the consideration of RMB2,456,710 of a total of 4 commercial housings (the “ <b>Settlement Property 25</b> ”) transferred by Lanzhou Blue Crystal Real Estate Development Co., Ltd. to Lanzhou Vanke Property Services Co., Ltd. on an equivalent basis with the outstanding payables of RMB2,456,710 in aggregate owed by Northwest Debtor 3 to Lanzhou Vanke Property Services Co., Ltd.	The Settlement Property 25 is the commercial housings in the Crystal City project, which was developed and built by Lanzhou Blue Crystal Real Estate Development Co., Ltd., and is located at 17-1-3401, 17-1-104, 17-2-103, 17-2-102, Phase II, Vanke Crystal City, Xigu District, Lanzhou City, Gansu Province. The gross floor area of the houses reaches 344.41 square meters. The Settlement Property 25 will be delivered by Lanzhou Blue Crystal Real Estate Development Co., Ltd. upon completion. As the Settlement Property 25 was developed by Lanzhou Blue Crystal Real Estate Development Co., Ltd., the original acquisition cost of the Settlement Property 25 is not available.

		Parties	Subject matters, consideration and payment terms	Information relating to the Settlement Property
26.	Debt Settlement Agreement 26	<p>(1) Lanzhou Blue Crystal Real Estate Development Co., Ltd., as the vendor;</p> <p>(2) Lanzhou Jinhan Real Estate Development Co., Ltd., Lanzhou Wanshi Real Estate Development Co., Ltd., Lanzhou Wanning Real Estate Development Co., Ltd. (蘭州萬寧房地產開發有限公司), Lanzhou Blue Crystal Real Estate Development Co., Ltd., Lanzhou Puhe Gongzhu Vanke Real Estate Development Co., Ltd., as the debtors, (collectively, “<b>Northwest Debtor4</b>”); and</p> <p>(3) Lanzhou Vanke Property Services Co., Ltd. (a wholly-owned subsidiary of the Company)</p>	<p>The parties agree to offset the consideration of RMB3,892,051 of a total of 4 commercial housings and 3 commercial properties (the “<b>Settlement Property 26</b>”) transferred by Lanzhou Blue Crystal Real Estate Development Co., Ltd. to Lanzhou Vanke Property Services Co., Ltd. on an equivalent basis with the outstanding payables of RMB3,588,655.64 in aggregate owed by Northwest Debtor 4 to Lanzhou Vanke Property Services Co., Ltd. The difference between the consideration of the Settlement Property 26 and the offset amount (i.e. RMB303,395.36) has been offset in the Settlement Property 27. Therefor, Lanzhou Vanke Property Services Co., Ltd. is not required to pay any consideration for this transfer.</p>	<p>The Settlement Property 26 is the commercial housings and properties in the Crystal City project, which was developed and built by Lanzhou Blue Crystal Real Estate Development Co., Ltd., and is located at 1-S1-206, 207, 201, Phase II, Vanke Crystal City, Xigu District, Lanzhou City, Gansu Province (shopping outlets); and 17-2-205, 2403, 2903, Phase II, Vanke Crystal City, Xigu District, Lanzhou City, Gansu Province (commercial housings). The gross floor area of the commercial housings reaches 237.91 square meters and the commercial properties reaches 214.1 square meters. The Settlement Property 26 will be delivered by Lanzhou Blue Crystal Real Estate Development Co., Ltd. upon completion. As the Settlement Property 26 was developed by Lanzhou Blue Crystal Real Estate Development Co., Ltd., the original acquisition cost of the Settlement Property 26 is not available.</p>
27.	Debt Settlement Agreement 27	<p>(1) Lanzhou Blue Crystal Real Estate Development Co., Ltd., as the vendor;</p> <p>(2) Lanzhou Wanshi Real Estate Development Co., Ltd., Lanzhou Wantai Real Estate Development Co., Ltd., Lanzhou Blue Crystal Real Estate Development Co., Ltd., as the debtors (collectively, “<b>Northwest Debtor 5</b>”); and</p> <p>(3) Lanzhou Vanke Property Services Co., Ltd. (a wholly-owned subsidiary of the Company)</p>	<p>The parties agree to offset the consideration of RMB836,671 of a total of 1 commercial property (the “<b>Settlement Property 27</b>”) transferred by Lanzhou Blue Crystal Real Estate Development Co., Ltd. to Lanzhou Vanke Property Services Co., Ltd. on an equivalent basis with the outstanding payables of RMB303,395.36 in aggregate owed by Northwest Debtor 5 to Lanzhou Vanke Property Services Co., Ltd. The difference between the consideration of the Settlement Property 27 and the offset amount (i.e. RMB533,275.64) has been offset in the Settlement Property 26. Therefore, Lanzhou Vanke Property Services Co., Ltd. is not required to pay any consideration for this transfer.</p>	<p>The Settlement Property 27 is the commercial property in the Crystal City project, which was developed and built by Lanzhou Blue Crystal Real Estate Development Co., Ltd., and is located at 1-S1-201, Phase II, Vanke Crystal City, Xigu District, Lanzhou City, Gansu Province. The gross floor area of the property reaches 79.12 square meters. The Settlement Property 27 will be delivered by Lanzhou Blue Crystal Real Estate Development Co., Ltd. upon completion. As the Settlement Property 27 was developed by Lanzhou Blue Crystal Real Estate Development Co., Ltd., the original acquisition cost of the Settlement Property 27 is not available.</p>

		Parties	Subject matters, consideration and payment terms	Information relating to the Settlement Property
28.	Debt Settlement Agreement 28 and its relevant agreements	<p>(1) Xining Wanhan Real Estate Co., Ltd. (西寧萬涵房地產有限公司), as the vendor and debtor;</p> <p>(2) Wuhan Vanke Services Co., Ltd. Xining Branch (a wholly-owned subsidiary of the Company)</p>	The parties agree to offset the consideration of RMB1,444,763 of a total of 1 commercial property and 8 parking spaces with the right to use ( <b>the “Settlement Property 28”</b> ) transferred by Xining Wanhan Real Estate Co., Ltd. to Wuhan Vanke Services Co., Ltd. Xining Branch on an equivalent basis with the outstanding payables of RMB1,444,763 in aggregate owed by Xining Wanhan Real Estate Co., Ltd. to Wuhan Vanke Services Co., Ltd. Xining Branch.	The Settlement Property 28 is the commercial property and parking spaces with the right to use in the Xining Vanke City • Times Starlight (西寧萬科城•時代星光) project, which was developed and built by Xining Wanhan Real Estate Co., Ltd., and is located in at 14-1183 and Ordinary Garage B1-221, 48, 52, 49, 202, 198, 55, 225 (parking spaces) Vanke City Times Starlight, Chengzhong District, Xining City, Qinghai Province and. The gross floor area of the house reaches 76.45 square meters, with a total of 8 parking spaces with the right to use. The Settlement Property 28 will be delivered in vacant possession by Xining Wanhan Real Estate Co., Ltd. As the Settlement Property 28 was developed by Xining Wanhan Real Estate Co., Ltd., the original acquisition cost of the Settlement Property 28 is not available.

		Parties	Subject matters, consideration and payment terms	Information relating to the Settlement Property
29.	Debt Settlement Agreement 29	<p>(1) Xinjiang Dade Real Estate Development Co., Ltd. (新疆大得房地產開發有限責任公司), as the vendor;</p> <p>(2) Xinjiang Dade Real Estate Development Co., Ltd., Xinjiang Wanhong Huafu Real Estate Development Co., Ltd. (新疆萬鴻華府房地產開發有限公司), Xinjiang Wanyue Huoju Real Estate Development Co., Ltd. (新疆萬悅火炬房地產開發有限公司), Xinjiang Shangbo Real Estate Development Co., Ltd. (新疆尚博房地產開發有限公司), Xinjiang Xinchu Real Estate Development Co., Ltd. (新疆新馳房地產開發有限公司), Urumqi Fenghua Cuimao Real Estate Development Co., Ltd. (烏魯木齊風華翠茂房地產開發有限公司), Xinjiang Universal Gravity Real Estate Development Co., Ltd. (新疆萬有引力房地產開發有限公司), as the debtors (collectively, <b>“Northwest Debtor 6”</b>);</p> <p>(3) Xi'an Vanke Property Services Co., Ltd. (a wholly-owned subsidiary of the Company), Chengdu Vanke Services Co., Ltd. Urumqi Branch (成都萬科物業服務有限公司烏魯木齊分公司) (a wholly-owned subsidiary of the Company) (collectively, <b>“Northwest Receivable Party 2”</b>); and</p> <p>(4) Chengdu Vanke Services Co., Ltd. Urumqi Branch, as the purchaser</p>	<p>The parties agree to offset the consideration of RMB8,170,680 of a total of 1 office (the <b>“Settlement Property 29”</b>) transferred by Xinjiang Dade Real Estate Development Co., Ltd. to Chengdu Vanke Services Co., Ltd. Urumqi Branch on an equivalent basis with the outstanding payables of RMB8,170,680 in aggregate owed by Northwest Debtor 6 to Northwest Receivable Party 2.</p>	<p>The Settlement Property 29 is a total of 1 office in Lot 97 of the Jingyaoli (環曜里) project, which was developed and built by Xinjiang Dade Real Estate Development Co., Ltd., and is located at Office 503, 5th Floor, No. 9 Kexidao, S6# Commercial Building, Vanke Jingyaoli, Saybagh District, Urumqi City, Xinjiang. The gross floor area of the house reaches 583.62 square meters. The Settlement Property 29 will be delivered in vacant possession by Xinjiang Dade Real Estate Development Co., Ltd. As the Settlement Property 29 was developed by Xinjiang Dade Real Estate Development Co., Ltd., the original acquisition cost of the Settlement Property 29 is not available.</p>



		Parties	Subject matters, consideration and payment terms	Information relating to the Settlement Property
30.	Debt Settlement Agreement 30	<p>(1) Shaanxi Fengjing Wanli Real Estate Co., Ltd. (陝西豐景萬麗置業有限公司), as the vendor;</p> <p>(2) Xi'an Zhuhong Real Estate Development Co., Ltd. (西安築弘房地產開發有限公司), Shaanxi Fengjing Wanli Real Estate Co., Ltd., Xi'an Zhongqi Real Estate Co., Ltd. (西安中啟置業有限公司), Xi'an Vanke Kaizhou Real Estate Co., Ltd. (西安萬科愷洲置業有限公司), Xianyang Wansenguan Real Estate Development Co., Ltd. (咸陽萬森泉房地產開發有限公司), Xi'an Luwan Real Estate Development Co., Ltd. (西安麓灣房地產開發有限公司), Xi'an Hanghui Real Estate Development Co., Ltd. (西安航輝房地產開發有限公司), Xi'an Hanlin Yipin Real Estate Development Co., Ltd. (西安翰林壹品房地產開發有限公司), Shaanxi Hengzhen Real Estate Co., Ltd. (陝西恒臻置業有限公司), Xixian New Area Fujing Wanlai Real Estate Co., Ltd. (西咸新區茯景萬萊置業有限公司), Xixian New Area Fengze Wannun Real Estate Development Co., Ltd. (西咸新區豐澤萬潤房地產開發有限公司), Xi'an Zehe Real Estate Development Co., Ltd. (西安澤合房地產開發有限公司), Xi'an Tangan Real Estate Development Co., Ltd. (西安唐安房地產開發有限公司), Xi'an Wanlong Real Estate Co., Ltd. (西安萬隆置業有限公司), Shaanxi Longji Dihe Real Estate Co., Ltd. (陝西隆基帝和置業有限公司), as the debtors (collectively, <b>"Northwest Debtor 7"</b>);</p> <p>(3) Xi'an Vanke Property Services Co., Ltd. (a wholly-owned subsidiary of the Company)</p>	<p>The parties agree to offset the consideration of RMB6,536,855 of a total of 2 residential housings (the <b>"Settlement Property 30"</b>) transferred by Shaanxi Fengjing Wanli Real Estate Co., Ltd. to Xi'an Vanke Property Services Co., Ltd. on an equivalent basis with the outstanding payables of RMB6,536,855 in aggregate owed by Northwest Debtor 7 to Xi'an Vanke Property Services Co., Ltd.</p>	<p>The Settlement Property 30 is the residential housings of the Elegant Mansion (豐華錦鳴) project, which was developed and built by Shaanxi Fengjing Wanli Real Estate Co., Ltd., and is located at 4-10201, 10202, Vanke Elegant Mansion, Xixian New Area, Xi'an City, Shaanxi Province. The gross floor area of the houses reaches 390.28 square meters. The Settlement Property 30 will be delivered in vacant possession by Shaanxi Fengjing Wanli Real Estate Co., Ltd. As the Settlement Property 30 was developed by Shaanxi Fengjing Wanli Real Estate Co., Ltd., the original acquisition cost of the Settlement Property 30 is not available.</p>

		Parties	Subject matters, consideration and payment terms	Information relating to the Settlement Property
31.	Debt Settlement Agreement 31	<p>(1) Weinan Huayue Yijing Real Estate Co., Ltd. (渭南華岳逸景置業有限公司), as the vendor and debtor; and</p> <p>(2) Xi'an Vanke Property Services Co., Ltd. Weinan Branch (西安市萬科物業服務有限公司渭南分公司) (a wholly-owned subsidiary of the Company)</p>	<p>The parties agree to offset the consideration of RMB1,007,640 of a total of 2 commercial housings (the “<b>Settlement Property 31</b>”) transferred by Weinan Huayue Yijing Real Estate Co., Ltd. to Xi'an Vanke Property Services Co., Ltd. Weinan Branch on an equivalent basis with the outstanding payables of RMB1,007,640 in aggregate owed by Weinan Huayue Yijing Real Estate Co., Ltd. to Xi'an Vanke Property Services Co., Ltd. Weinan Branch.</p>	<p>The Settlement Property 31 is the commercial housings in the Dream Town, Weinan project of Vanke, which was developed and built by Weinan Huayue Yijing Real Estate Co., Ltd., and is located at 5-12503, 20303, Lot 1, Dream Town Lanyuan, Linwei District, Weinan City, Shaanxi Province. The gross floor area of the houses reaches 189.86 square meters. The Settlement Property 31 will be delivered by Weinan Huayue Yijing Real Estate Co., Ltd. upon completion. As the Settlement Property 31 was developed by Weinan Huayue Yijing Real Estate Co., Ltd., the original acquisition cost of the Settlement Property 31 is not available.</p>

		Parties	Subject matters, consideration and payment terms	Information relating to the Settlement Property
32.	Debt Settlement Agreement 32	<p>(1) Xi'an Wanchuang Real Estate Co., Ltd. (西安萬創置業有限公司), as the vendor;</p> <p>(2) Shaanxi Baotian Real Estate Development Co., Ltd. (陝西寶天房地產開發有限公司), Shaanxi Baotian Commercial Operation and Management Co., Ltd. (陝西寶天商業運營管理有限公司), Shaanxi Chizhu Real Estate Co., Ltd. (陝西馳築置業有限公司), Shaanxi Fengjing Wanli Real Estate Co., Ltd., Shaanxi Hengzhen Real Estate Co., Ltd., Shaanxi Longji Dihe Real Estate Co., Ltd., Shaanxi Xixian New Area Qinhan New City Jinsheng Stereoscopic City Real Estate Development Co., Ltd. (陝西西咸新區秦漢新城錦昇立體城房地產開發有限公司), Shaanxi Xixian New Area Qinhan New City Mingchao Stereoscopic City Real Estate Development Co., Ltd. (陝西西咸新區秦漢新城銘超立體城房地產開發有限公司), Shaanxi Xixian New Area Qinhan New City Mingsheng Stereoscopic City Real Estate Development Co., Ltd. (陝西西咸新區秦漢新城銘盛立體城房地產開發有限公司), Shaanxi Xixian New Area Qinhan New City Ruitong Stereoscopic City Real Estate Development Co., Ltd. (陝西西咸新區秦漢新城瑞通立體城房地產開發有限公司), Shaanxi Xixian New Area Qinhan New City Yingsheng Stereoscopic City Real Estate Development Co., Ltd. (陝西西咸新區秦漢新城盈盛立體城房地產開發有限公司), Shaanxi Zezhu Real Estate Co., Ltd. (陝西澤築置業有限公司), Shaanxi Zhongkai Real Estate Development Co., Ltd. (陝西中開房地產開發有限公司), Xi'an Hanlin Yipin Real Estate Development Co., Ltd., Xi'an Hanghui Real Estate Development Co., Ltd., Xi'an Longtian Real Estate Co., Ltd. (西安龍天置業有限公司), Xi'an Tangan Real Estate Development Co., Ltd., Xi'an Wanchuang Real Estate Co., Ltd., Xi'an Vanke Daming Palace Real Estate Development Co., Ltd. (西安萬科大明宮房地產開發有限公司), Xi'an Vanke Nantang Real Estate Co., Ltd. (西安萬科南唐置業有限公司), Xi'an Wanlong Real Estate Co., Ltd., Xi'an Yijia Real Estate Development Co., Ltd. (西安宜伽房地產開發有限公司), Xi'an Smart Beauty Town Real Estate Co., Ltd. (西安智慧美鎮置業有限公司), Xi'an Zhongqi Real Estate Co., Ltd., Xi'an Zhongrui Kaida Commercial Management Co., Ltd. (西安中瑞凱達商業管理有限公司), Xianyang Wansenquan Real Estate Development Co., Ltd., as the debtors (collectively, "Northwest Debtor 10");</p>	<p>The parties agree to offset the consideration of RMB5,461,872 of a total of 8 commercial properties (the "Settlement Property 32") transferred by Xi'an Wanchuang Real Estate Co., Ltd. to Xi'an Vanke Property Services Co., Ltd. on an equivalent basis with the outstanding payables of RMB5,461,872 in aggregate owed by Northwest Debtor 10 to Northwest Receivable Party 5.</p>	<p>The Settlement Property 32 is the commercial properties in the Lot 3 of Xi'an Dream Town (西安萬科城) project, which was developed and built by Xi'an Wanchuang Real Estate Co., Ltd., and is located at Rooms 301, 305, 306, 330, 334, 520, 501, 519, Building 17, Mianhua Apartment, Chang'an District, Xi'an City, Shaanxi Province. The gross floor area of the houses reaches 791.16 square meters. The Settlement Property 32 will be delivered in vacant possession by Xi'an Wanchuang Real Estate Co., Ltd. As the Settlement Property 32 was developed by Xi'an Wanchuang Real Estate Co., Ltd., the original acquisition cost of the Settlement Property 32 is not available.</p>

		Parties	Subject matters, consideration and payment terms	Information relating to the Settlement Property
		<p>(3) Xi'an Vanke Property Services Co., Ltd. (a wholly-owned subsidiary of the Company), Xi'an Vanke Property Services Co., Ltd. Eighth Branch (西安市萬科物業服務有限公司第八分公司) (a wholly-owned subsidiary of the Company), Xi'an Vanke Property Services Co., Ltd. Second Branch (西安市萬科物業服務有限公司第二分公司) (a wholly-owned subsidiary of the Company), Xi'an Vanke Property Services Co., Ltd. 28th Branch (西安市萬科物業服務有限公司第二十八分公司) (a wholly-owned subsidiary of the Company), Xi'an Vanke Property Services Co., Ltd. 22nd Branch (西安市萬科物業服務有限公司第二十二分公司) (a wholly-owned subsidiary of the Company), Xi'an Vanke Property Services Co., Ltd. 27th Branch (西安市萬科物業服務有限公司第二十七分公司) (a wholly-owned subsidiary of the Company), Xi'an Vanke Property Services Co., Ltd. 24th Branch (西安市萬科物業服務有限公司第二十四分公司) (a wholly-owned subsidiary of the Company), Xi'an Vanke Property Services Co., Ltd. 21st Branch (西安市萬科物業服務有限公司第二十一分公司) (a wholly-owned subsidiary of the Company), Xi'an Vanke Property Services Co., Ltd. 12th Branch (西安市萬科物業服務有限公司第十二分公司) (a wholly-owned subsidiary of the Company), Xi'an Vanke Property Services Co., Ltd. Tenth Branch (西安市萬科物業服務有限公司第十分公司) (a wholly-owned subsidiary of the Company), Xi'an Vanke Property Services Co., Ltd. 14th Branch (西安市萬科物業服務有限公司第十四分公司) (a wholly-owned subsidiary of the Company), Xi'an Vanke Property Services Co., Ltd. Xianyang Branch (西安市萬科物業服務有限公司咸陽分公司) (a wholly-owned subsidiary of the Company) (collectively, <b>"Northwest Receivable Party 5"</b>); and</p> <p>(4) Xi'an Vanke Property Services Co., Ltd. (a wholly-owned subsidiary of the Company), as the purchaser</p>		

		Parties	Subject matters, consideration and payment terms	Information relating to the Settlement Property
33.	Debt Settlement Agreement 33 and its relevant agreements	<p>(1) Xining Wancan Real Estate Co., Ltd. (西寧萬燦房地產有限公司), as the vendor and debtor; and</p> <p>(2) Wuhan Vanke Services Co., Ltd. Xining Branch (武漢市萬科物業服務有限公司西寧分公司) (a wholly-owned subsidiary of the Company)</p>	The parties agree to offset the consideration of RMB2,210,00 of a total of 34 parking spaces with the right to use (the “ <b>Settlement Property 33</b> ”) transferred by Xining Wancan Real Estate Co., Ltd. to Wuhan Vanke Services Co., Ltd. Xining Branch on an equivalent basis with the outstanding payables of RMB2,210,000 in aggregate owed by Xining Wancan Real Estate Co., Ltd. to Wuhan Vanke Services Co., Ltd. Xining Branch.	The Settlement Property 33 is the parking spaces with the right to use in the Xining Dream Town (西寧萬科城) project, which was developed and built by Xining Wancan Real Estate Co., Ltd., and is located in Area B, Vanke City, Chengzhong District, Xining City, Qinghai Province, totaling 34 parking spaces. The Settlement Property 33 will be delivered in vacant possession by Xining Wancan Real Estate Co., Ltd. As the Settlement Property 33 was developed by Xining Wancan Real Estate Co., Ltd., the original acquisition cost of the Settlement Property 33 is not available.
34.	Debt Settlement Agreement 34	<p>(1) Zhengzhou Vanke Property Services Co., Ltd. (鄭州萬科物業服務有限公司) (a wholly-owned subsidiary of the Company), Zhengzhou Pulin Real Estate Brokerage Co., Ltd. Second Branch (鄭州市樸鄰房產經紀有限公司第二分公司) (a wholly-owned subsidiary of the Company) (collectively, “<b>Eyu Receivable Party 1</b>”); and</p> <p>(2) Henan Mintai Real Estate Co., Ltd. (河南民泰置業有限公司), Henan Minxin Real Estate Co., Ltd. (河南民信置業有限公司), Henan Minxiang Real Estate Co., Ltd. (河南民祥置業有限公司), Zhengzhou Taibo Real Estate Development Co., Ltd. (鄭州泰博房地產開發有限公司), as the vendors and debtors (collectively, “<b>Eyu Debtor 1</b>”)</p>	The parties agree to offset the consideration of RMB2,050,000 of a total of 41 parking spaces with the right to use (the “ <b>Settlement Property 34</b> ”) transferred by Eyu Debtor 1 to Eyu Receivable Party 1 on an equivalent basis with the outstanding payables of RMB2,050,000 in aggregate owed by Eyu Debtor 1 to Eyu Receivable Party 1.	The Settlement Property 34 is the parking spaces with the right to use in the Vanke Minan Yuncheng (萬科民安雲城) project, which was developed and built by Henan Mintai Real Estate Co., Ltd., and is located in Zhengzhou Vanke Yunshuyuan, Huiji District, Zhengzhou City, Henan Province, totaling 41 parking spaces. The Settlement Property 34 will be delivered in vacant possession by Henan Mintai Real Estate Co., Ltd. As the Settlement Property 34 was developed by Henan Mintai Real Estate Co., Ltd., the original acquisition cost of the Settlement Property 34 is not available.

		Parties	Subject matters, consideration and payment terms	Information relating to the Settlement Property
35.	Debt Settlement Agreement 35	<p>(1) Zhengzhou Vanke Property Services Co., Ltd. (鄭州萬科物業服務有限公司) (a wholly-owned subsidiary of the Company), Zhengzhou Vanke Property Services Co., Ltd. Zhoukou Branch (a wholly-owned subsidiary of the Company), Shenzhen Onewo Business Enterprise Property Services Co., Ltd. Zhengzhou Branch (深圳萬物商企物業服務有限公司鄭州分公司) (a non-wholly-owned subsidiary of the Company) (collectively, “<b>Eyu Receivable Party 2</b>”); and</p> <p>(2) Zhoukou Wanshengda Real Estate Development Co., Ltd. (周口市萬晟達房地產開發有限公司), as the vendor and debtor</p>	The parties agree to offset the consideration of RMB4,785,000 of a total of 165 parking spaces with the right to use (the “ <b>Settlement Property 35</b> ”) transferred by Zhoukou Wanshengda Real Estate Development Co., Ltd. to Eyu Receivable Party 2 on an equivalent basis with the outstanding payables of RMB4,785,000 in aggregate owed by Zhoukou Wanshengda Real Estate Development Co., Ltd. to Eyu Receivable Party 2.	The Settlement Property 35 is the parking spaces with the right to use in the Zhoukou Vanke Putian Longtang Xinglongxuan (周口萬科溥天龍堂興龍軒) project, which was developed and built by Zhoukou Wanshengda Real Estate Development Co., Ltd., and is located in Vanke Putian Longtang Xinglongxuan, Zhoukou City, Henan Province, totaling 165 parking spaces. The Settlement Property 35 will be delivered in vacant possession by Zhoukou Wanshengda Real Estate Development Co., Ltd. As the Settlement Property 35 was developed by Zhoukou Wanshengda Real Estate Development Co., Ltd., the original acquisition cost of the Settlement Property 35 is not available.
36.	Debt Settlement Agreement 36	<p>(1) Sichuan Zhiyun Heshun Real Estate Co., Ltd. (四川智雲合順置業有限公司), as the vendor and debtor; and</p> <p>(2) Shenzhen Wanrui Smart Technology Co., Ltd. (a wholly-owned subsidiary of the Company)</p>	The parties agree to offset the consideration of RMB1,329,380 of a total of 45 proprietary parking spaces (the “ <b>Settlement Property 36</b> ”) transferred by Sichuan Zhiyun Heshun Real Estate Co., Ltd. to Shenzhen Wanrui Smart Technology Co., Ltd. on an equivalent basis with the outstanding payables of RMB1,306,370.84 in aggregate owed by Sichuan Zhiyun Heshun Real Estate Co., Ltd. to Shenzhen Wanrui Smart Technology Co., Ltd. The difference between the consideration of the Settlement Property 36 and the offset amount (i.e. RMB23,009.16) will be paid separately in cash or by bank transfer.	The Settlement Property 36 is the proprietary parking spaces in the Tianfu Vanke Town (天府萬科城) project, which was developed and built by Sichuan Zhiyun Heshun Real Estate Co., Ltd., and is located in Tianfu Vanke Town Community, Renshou County, Meishan City, Sichuan Province, the PRC, totaling 45 parking spaces. The Settlement Property 36 will be delivered in vacant possession by Sichuan Zhiyun Heshun Real Estate Co., Ltd. As the Settlement Property 36 was developed by Sichuan Zhiyun Heshun Real Estate Co., Ltd., the original acquisition cost of the Settlement Property 36 is not available.



		Parties	Subject matters, consideration and payment terms	Information relating to the Settlement Property
37.	Debt Settlement Agreement 37	<p>(1) Sichuan Zhiyun Heshun Real Estate Co., Ltd., as the vendor and debtor; and</p> <p>(2) Shenzhen Wanrui Smart Technology Co., Ltd. (a wholly-owned subsidiary of the Company)</p>	The parties agree to offset the consideration of RMB7,845,175 of a total of 305 proprietary parking spaces (the “ <b>Settlement Property 37</b> ”) transferred by Sichuan Zhiyun Heshun Real Estate Co., Ltd. to Shenzhen Wanrui Smart Technology Co., Ltd. on an equivalent basis with the outstanding payables of RMB7,691,926.18 in aggregate owed by Sichuan Zhiyun Heshun Real Estate Co., Ltd. to Shenzhen Wanrui Smart Technology Co., Ltd. The difference between the consideration of the Settlement Property 37 and the offset amount (i.e. RMB153,248.82) will be paid in cash or by bank transfer.	The Settlement Property 37 is the proprietary parking spaces in the Tianfu Vanke Town project, which was developed and built by Sichuan Zhiyun Heshun Real Estate Co., Ltd., and is located in Tianfu Vanke Town Yunshan Community, Renshou County Meishan City, Sichuan Province, the PRC, totaling 305 parking spaces. The Settlement Property 37 will be delivered in vacant possession by Sichuan Zhiyun Heshun Real Estate Co., Ltd. As the Settlement Property 37 was developed by Sichuan Zhiyun Heshun Real Estate Co., Ltd., the original acquisition cost of the Settlement Property 37 is not available.
38.	Debt Settlement Agreement 38	<p>(1) Panjin Vanke Xinsheng Real Estate Co., Ltd. (盤錦萬科鑫盛置業有限公司), as the vendor and debtor; and</p> <p>(2) Shenzhen Wanrui Smart Technology Co., Ltd. (a wholly-owned subsidiary of the Company)</p>	The parties agree to offset the consideration of RMB1,300,000 of the total parking space rental fee of RMB1,300,000 (the “ <b>Settlement Parking Space Rental Fee 38</b> ”) (involving a total of 10 parking spaces with the right to use) payable by Shenzhen Wanrui Smart Technology Co., Ltd. to Panjin Vanke Xinsheng Real Estate Co., Ltd. on an equivalent basis with the outstanding payables of RMB1,300,000 in aggregate owed by Panjin Vanke Xinsheng Real Estate Co., Ltd. to Shenzhen Wanrui Smart Technology Co., Ltd.	The Settlement Parking Space Rental Fee 38 relates to the parking spaces with the right to use in the Shenyang Vanke Chunheli Garden (瀋陽萬科春河里花園) project, which was developed and built by Panjin Vanke Xinsheng Real Estate Co., Ltd., and is located at Vanke Chunheli Garden, Caita Street, Shenhe District, Shenyang City, Liaoning Province, the PRC, totaling 10 parking spaces. The Settlement Property 38 will be delivered in vacant possession by Panjin Vanke Xinsheng Real Estate Co., Ltd. As the Settlement Property 38 was developed by Panjin Vanke Xinsheng Real Estate Co., Ltd., the original acquisition cost of the Settlement Property 38 is not available.

		Parties	Subject matters, consideration and payment terms	Information relating to the Settlement Property
39.	Debt Settlement Agreement 39	<p>(1) Qingdao Dingruice Real Estate Information Consulting Co., Ltd. (青島鼎瑞策地產信息諮詢有限公司), Qingdao Wanren Real Estate Co., Ltd. (青島萬仁置業有限公司), Pingdu Xinwancheng Real Estate Co., Ltd. (平度市新萬城置業有限公司), Qingdao Wanyi Real Estate Co., Ltd. (青島萬毅置業有限公司), Weifang Wanteng Real Estate Co., Ltd. (濰坊萬騰置業有限公司), Qingdao Wantou Real Estate Co., Ltd. (青島萬投置業有限公司), Qingdao Wanyue Real Estate Co., Ltd. (青島萬悅置業有限公司), Qingdao Zhongke Jianxin Real Estate Co., Ltd. (青島中科建信置業有限公司), Qingdao Jinxiu Jiye Real Estate Development Co., Ltd. (青島錦秀基業房地產開發有限公司), Weifang Wanrui Real Estate Co., Ltd. (濰坊萬瑞置業有限公司), Qingdao WanJulong Investment Co., Ltd. (青島萬鉅瀾投資有限公司), Qingdao Wanzhou United Real Estate Co., Ltd. (青島萬州聯合置業有限公司), Qingdao Wanshun Antou City Operation Management Co., Ltd. (青島萬順安投城市運營管理有限公司), Qingdao Vanke Haidu Real Estate Co., Ltd. (青島萬科海都房地產有限公司), Qingdao Advertising Culture Industrial Park Development Co., Ltd. (青島廣告文化產業園開發有限公司), Qingdao Wancheng Antou Industrial Co., Ltd. (青島萬城安投實業有限公司), Qingdao Wanxin United Real Estate Co., Ltd. (青島萬信聯合置業有限公司), Qingdao Vanke Eco-city Real Estate Co., Ltd. (青島萬科生態城置業有限公司), as the vendors and debtors (collectively, “<b>Qingdao Debtors</b>”);</p> <p>(2) Qingdao Vanke Property Services Co., Ltd. (青島萬科物業服務有限公司) (the Company and its wholly-owned subsidiary), Beijing Vanke Property Services Co., Ltd. Qingdao Branch (北京萬科物業服務有限公司青島分公司) (the Company and its wholly-owned subsidiary), Qingdao Vanke Property Services Co., Ltd. Weifang Branch (青島萬科物業服務有限公司濰坊分公司) (the Company and its wholly-owned subsidiary), Shenzhen Wanrui Smart Technology Co., Ltd. (a wholly-owned subsidiary of the Company) (collectively, “<b>Shenzhen Payee</b>”); and</p> <p>(3) Qingdao Wanshun Antou City Operation Management Co., Ltd. (the “<b>Haichaohui Project Developer</b>”)</p>	<p>The parties agree to offset the total consideration of RMB5,930,697 of the payment for purchasing house of a total of 5 shopping outlets (the “<b>Settlement Property 39</b>”) transferred by Qingdao Wanshun Antou City Operation Management Co., Ltd. to Shenzhen Payee on an equivalent basis with the outstanding payables of RMB5,930,697 in aggregate owed by Qingdao Debtors to Shenzhen Payee.</p>	<p>The Settlement Property 39 is in the Haichaohui project, which was developed and built by Qingdao Wanshun Antou City Operation Management Co., Ltd., and is located at 1-105, 1-106, 1-110, 1-112, No. 168 Yihai Road and No. 111, 1st Floor, Haichaohui, Liuting Street, Chengyang District, Qingdao City, Shandong Province, the PRC. The gross floor area reaches 493.53 square meters. The Settlement Property 39 will be delivered in vacant possession by Qingdao Wanshun Antou City Operation Management Co., Ltd. As the Settlement Property 39 was developed by Qingdao Wanshun Antou City Operation Management Co., Ltd., the original acquisition cost of the Settlement Property 39 is not available.</p>

		Parties	Subject matters, consideration and payment terms	Information relating to the Settlement Property
40.	Debt Settlement Agreement 40	<p>(1) Hefei Lutai Real Estate Co., Ltd. (合肥廬泰置業有限公司), Hefei Weiwan Real Estate Co., Ltd. (合肥偉萬置業有限公司), Hefei Kechen Real Estate Co., Ltd. (合肥科辰地產有限公司), Hefei Chengwan Real Estate Co., Ltd. (合肥城萬置業有限公司), Hefei Vanke Dongsheng Real Estate Co., Ltd. (合肥萬科東昇地產有限公司), Hefei Xinhui Haochen Real Estate Co., Ltd. (合肥新輝皓辰地產有限公司), Hefei Vanke Ruicheng Real Estate Co., Ltd. (合肥萬科瑞成地產有限公司), Hefei Vanke Ruixiang Real Estate Co., Ltd. (合肥萬科瑞翔地產有限公司), as the debtors (together with Hefei Kexin Real Estate Co., Ltd. collectively, “<b>Hefei Debtor 1</b>”);</p> <p>(2) Shenzhen Wanrui Smart Technology Co., Ltd. (a wholly-owned subsidiary of the Company); and</p> <p>(3) Hefei Kexin Real Estate Co., Ltd. (合肥科鑫置業有限公司), as the vendor and debtor</p>	<p>The parties agree to offset the consideration of RMB2,152,327 of a total of 1 commercial housing (the “<b>Settlement Property 40</b>”) transferred by Hefei Kexin Real Estate Co., Ltd. to Shenzhen Wanrui Smart Technology Co., Ltd. on an equivalent basis with the outstanding payables of RMB2,102,327 in aggregate owed by Hefei Debtor 1 to Shenzhen Wanrui Smart Technology Co., Ltd. The difference between the consideration of the Settlement Property 40 and the offset amount (i.e. RMB50,000) shall be made up in cash or by bank transfer.</p>	<p>The Settlement Property 40 is the commercial housing in the Hefei Isle Maison – Senyu (合肥朗拾森嶼) project, which was developed and built by Hefei Kexin Real Estate Co., Ltd., and is located at Room 2402, Building 6, Phase G, Isle Maison – Senyu, northeast of the intersection of Langxi Road and Beijing Road, Baohe District, Hefei City, Anhui Province. The gross floor area of the house reaches 103.25 square meters. The Settlement Property 40 will be delivered in vacant possession by Hefei Kexin Real Estate Co., Ltd. As the Settlement Property 40 was developed by Hefei Kexin Real Estate Co., Ltd., the original acquisition cost of the Settlement Property 40 is not available.</p>

		Parties	Subject matters, consideration and payment terms	Information relating to the Settlement Property
41.	Debt Settlement Agreement 41	<p>(1) Guangzhou Tianxin Industrial Development Co., Ltd. (廣州市田心實業發展有限公司), Foshan Vanke Investment Co., Ltd. (佛山市萬科投資有限公司), Foshan Chancheng District Wanzhan Real Estate Co., Ltd. (佛山市禪城區萬展房地產有限公司), Foshan Nanhai District Wanxuan Real Estate Co., Ltd. (佛山市南海區萬軒房地產有限公司), Foshan Shunde District Wanliang Real Estate Co., Ltd., Foshan Vanke Central City Real Estate Co., Ltd., Foshan Wangui Real Estate Development Co., Ltd., Guangzhou Wanyi Real Estate Co., Ltd. (廣州市萬怡房地產有限公司), Foshan Nanhai District Rongyue Real Estate Co., Ltd. (佛山市南海區融粵房地產有限公司), Foshan Shunde Wanyi Real Estate Co., Ltd., as the vendors and debtors (collectively, “<b>Guangzhou Huangpu Debtor 1</b>”);</p> <p>(2) Guangzhou Shabu Guangyu Industrial Development Co., Ltd. (廣州市沙步廣裕實業發展有限公司), as the developer; and</p> <p>(3) Shenzhen Wanrui Smart Technology Co., Ltd. (a wholly-owned subsidiary of the Company)</p>	<p>The parties agree to offset the consideration of RMB2,408,152 of a total of 1 house (the “<b>Settlement Property 41</b>”) transferred by Guangzhou Shabu Guangyu Industrial Development Co., Ltd. to Shenzhen Wanrui Smart Technology Co., Ltd. on an equivalent basis with the outstanding payables of RMB2,398,152 in aggregate owed by Guangzhou Huangpu Debtor 1 to Shenzhen Wanrui Smart Technology Co., Ltd. The difference between the consideration of the Settlement Property 41 and the offset amount (i.e. RMB10,000) will be made up in cash or by bank transfer.</p>	<p>The Settlement Property 41 is the house in the Vanke Guangzhou Huangpu New City (萬科廣州黃埔新城) project, which was developed and built by Guangzhou Shabu Guangyu Industrial Development Co., Ltd., and is located at Room 4507, Building 2, Yuehai, Guangzhou Huangpu New City Project, Nangang Street (Town), Huangpu District, Guangzhou City, the PRC. The gross floor area of the house reaches 92.5 square meters. The Settlement Property 41 will be delivered in vacant possession by Guangzhou Shabu Guangyu Industrial Development Co., Ltd. As the Settlement Property 41 was developed by Guangzhou Shabu Guangyu Industrial Development Co., Ltd., the original acquisition cost of the Settlement Property 41 is not available.</p>

		Parties	Subject matters, consideration and payment terms	Information relating to the Settlement Property
42.	Debt Settlement Agreement 42	<p>(1) Guangzhou Shabu Guangyu Industrial Development Co., Ltd., Guangzhou Tengchuang Trading Co., Ltd. (廣州市騰創貿易有限公司), Guangzhou Wanheng Real Estate Co., Ltd. (廣州市萬衡房地產有限公司), Guangzhou Tianxin Industrial Development Co., Ltd., Guangdong Xinghua Industrial Co., Ltd. (廣東興華實業有限公司), Guangzhou Qiri Real Estate Development Co., Ltd. (廣州市啟日房地產開發有限公司), Foshan Vanke Investment Co., Ltd., Guangzhou Wanhe Real Estate Co., Ltd. (廣州市萬合房地產有限公司), Qingyuan Wanhe Real Estate Co., Ltd. (清遠市萬合房地產有限公司), Foshan Shunde District Zhonghang Vanke Real Estate Co., Ltd. (佛山市順德區中航萬科房地產有限公司), Foshan Shunde District Wanliang Real Estate Co., Ltd., as the vendors and debtors (collectively, “<b>Guangzhou Huangpu Debtor 2</b>”);</p> <p>(2) Guangzhou Shabu Guangyu Industrial Development Co., Ltd., as the developer; and</p> <p>(3) Shenzhen Wanrui Smart Technology Co., Ltd. (a wholly-owned subsidiary of the Company)</p>	<p>The parties agree to offset the consideration of RMB2,026,000 of a total of 1 house (the “<b>Settlement Property 42</b>”) transferred by Guangzhou Shabu Guangyu Industrial Development Co., Ltd. to Shenzhen Wanrui Smart Technology Co., Ltd. on an equivalent basis with the outstanding payables of RMB2,016,000 in aggregate owed by Guangzhou Huangpu Debtor 2 to Shenzhen Wanrui Smart Technology Co., Ltd. The difference between the consideration of the Settlement Property 42 and the offset amount (i.e. RMB10,000) will be made up in cash or by other bank transfer.</p>	<p>The Settlement Property 42 is a house in the Vanke Guangzhou Huangpu New City project, which was developed and built by Guangzhou Shabu Guangyu Industrial Development Co., Ltd., and is located at Room 4504, Building 2, Yuehai, Guangzhou Huangpu New City Project, Nangang Street (Town), Huangpu District, Guangzhou City, the PRC. The gross floor area of the house reaches 92.6 square meters. The Settlement Property 42 will be delivered in vacant possession by Guangzhou Shabu Guangyu Industrial Development Co., Ltd. As the Settlement Property 42 was developed by Guangzhou Shabu Guangyu Industrial Development Co., Ltd., the original acquisition cost of the Settlement Property 42 is not available.</p>

		Parties	Subject matters, consideration and payment terms	Information relating to the Settlement Property
43.	Debt Settlement Agreement 43	<p>(1) Guangzhou Huangpu Wenchong Urban Village Retrofit Investment Co., Ltd. (廣州黃埔文冲城中村改造投資有限公司), Guangdong Shangcheng Construction Co., Ltd., Guangzhou Wanling Real Estate Co., Ltd. (廣州市萬凌房地產有限公司), Guangzhou Shabu Guangyu Industrial Development Co., Ltd., Guangzhou Wanhe Real Estate Co., Ltd., Guangzhou Wannu Real Estate Co., Ltd. (廣州市萬甯房地產有限公司), Guangzhou Wangeng Real Estate Co., Ltd. (廣州市萬庚房地產有限公司), Guangzhou Tianxi Real Estate Development Co., Ltd. (廣州天禧房地產開發有限公司), Guangzhou Wanzhuo Real Estate Co., Ltd. (廣州市萬卓置業有限公司), Guangzhou Tianxin Industrial Development Co., Ltd., Guangzhou Jianling Real Estate Development Co., Ltd. (廣州市建瓚房地產開發有限公司), Guangzhou Wanhe Property Company Limited (廣州市萬澈房地產有限公司), Guangzhou Wanhe Real Estate Co., Ltd., Guangzhou Wanding Real Estate Co., Ltd. (廣州市萬頂房地產有限公司), Qingyuan Wanhe Real Estate Co., Ltd., Guangzhou Wanmei Real Estate Co., Ltd. (廣州市萬美房地產有限公司), Guangzhou Qiri Real Estate Development Co., Ltd., Guangzhou Wanxiu Real Estate Co., Ltd. (廣州市萬繡房地產有限公司), Guangzhou Wanen Industrial Investment Co., Ltd., and Guangdong Yingtai Qisheng Construction Engineering Co., Ltd., as the vendors and debtors (collectively, “<b>Guangzhou Huangpu Debtor 3</b>”);</p> <p>(2) Guangzhou Shabu Guangyu Industrial Development Co., Ltd., as the developer; and</p> <p>(3) Shenzhen Wanrui Smart Technology Co., Ltd. (a wholly-owned subsidiary of the Company)</p>	<p>The parties agree to offset the consideration of RMB2,252,832 of a total of 1 house (the “<b>Settlement Property 43</b>”) transferred by Guangzhou Shabu Guangyu Industrial Development Co., Ltd. to Shenzhen Wanrui Smart Technology Co., Ltd. on an equivalent basis with the outstanding payables of RMB2,242,832 in aggregate owed by Guangzhou Huangpu Debtor 3 to Shenzhen Wanrui Smart Technology Co., Ltd. The difference between the consideration of the Settlement Property 43 and the offset amount (i.e. RMB10,000) will be made up in cash or by other bank transfer.</p>	<p>The Settlement Property 43 is the house in the Vanke Guangzhou Huangpu New City project, which was developed and built by Guangzhou Shabu Guangyu Industrial Development Co., Ltd., and is located Room 3903, Building 4, Yuehai, Guangzhou Huangpu New City Project, Nangang Street (Town), Huangpu District, Guangzhou City, the PRC. The gross floor area of the house reaches 90.47 square meters. The Settlement Property 43 will be delivered in vacant possession by Guangzhou Shabu Guangyu Industrial Development Co., Ltd. As the Settlement Property 43 was developed by Guangzhou Shabu Guangyu Industrial Development Co., Ltd., the original acquisition cost of the Settlement Property 43 is not available.</p>

		Parties	Subject matters, consideration and payment terms	Information relating to the Settlement Property
44.	Debt Settlement Agreement 44	<p>(1) Guangzhou Wanxiang Real Estate Development Co., Ltd. (廣州市萬祥房地產開發有限公司), Guangzhou Tianxin Industrial Development Co., Ltd., Guangdong Shangcheng Construction Co., Ltd. and Guangzhou Huangpu Wenchong Urban Village Retrofit Investment Co., Ltd., as the vendors and debtors (collectively, the “<b>Guangzhou Huangpu Debtor 4</b>”);</p> <p>(2) Guangzhou Shabu Guangyu Industrial Development Co., Ltd., as the developer; and</p> <p>(3) Shenzhen Wanrui Smart Technology Co., Ltd. (a wholly-owned subsidiary of the Company)</p>	<p>The parties agree to offset the consideration of RMB2,245,737 of a total of 1 house (the “<b>Settlement Property 44</b>”) transferred by Guangzhou Shabu Guangyu Industrial Development Co., Ltd. to Shenzhen Wanrui Smart Technology Co., Ltd. on an equivalent basis with the outstanding payables of RMB2,235,737 in aggregate owed by Guangzhou Huangpu Debtor 4 to Shenzhen Wanrui Smart Technology Co., Ltd. The difference between the consideration of the Settlement Property 44 and the offset amount (i.e. RMB10,000) will be made up in cash or by other bank transfer.</p>	<p>The Settlement Property 44 is the house in the Vanke Guangzhou Huangpu New City (萬科廣州黃埔新城) project, which was developed and built by Guangzhou Shabu Guangyu Industrial Development Co., Ltd., and is located in Guangzhou Huangpu New Town, Nangang Street (Town), Huangpu District, Guangzhou City, the PRC. The gross floor area of the house reaches 90.47 square meters. The Settlement Property 44 will be delivered in vacant possession by Guangzhou Shabu Guangyu Industrial Development Co., Ltd. As the Settlement Property 44 was developed by Guangzhou Shabu Guangyu Industrial Development Co., Ltd., the original acquisition cost of the Settlement Property 44 is not available.</p>



		Parties	Subject matters, consideration and payment terms	Information relating to the Settlement Property
45.	Debt Settlement Agreement 45	<p>(1) Hebei Guokong Real Estate Development Co., Ltd. (河北國控房地產開發有限公司), Shijiazhuang Vanke Runde Jade Real Estate Development Co., Ltd. (石家莊萬科潤德翡翠房地產開發有限公司), Shijiazhuang Vanke Wenzhe Real Estate Development Co., Ltd. (石家莊萬科文澤房地產開發有限公司), Shijiazhuang Vanke Runde Jingcui Real Estate Development Co., Ltd. (石家莊萬科潤德璟翠房地產開發有限公司), Shijiazhuang Vanke Jiashi Wenlan Real Estate Development Co., Ltd. (石家莊萬科嘉實文瀾房地產開發有限公司), Shijiazhuang Vanke Wenhui Real Estate Development Co., Ltd. (石家莊萬科文匯房地產開發有限公司), Shijiazhuang Yuanhui Real Estate Development Co., Ltd. (石家莊元輝房地產開發有限公司), Shijiazhuang Vanke Hechuang Real Estate Development Co., Ltd. (石家莊萬科合創房地產開發有限公司), Shijiazhuang Vanke Jiashi Yingze Real Estate Development Co., Ltd. (石家莊萬科嘉實盈澤房地產開發有限公司), as the vendors and debtors (collectively, the “Shijiazhuang Debtor 5”);</p> <p>(2) Hebei Guokong Real Estate Development Co., Ltd., as the developer; and</p> <p>(3) Shenzhen Wanrui Smart Technology Co., Ltd. (a wholly-owned subsidiary of the Company)</p>	<p>The parties agree to offset the consideration of RMB1,653,785 of a total of 1 shopping outlet (the “Settlement Property 45”) transferred by Hebei Guokong Real Estate Development Co., Ltd. to Shenzhen Wanrui Smart Technology Co., Ltd. on an equivalent basis with the outstanding payables of RMB1,653,785 in aggregate owed by Shijiazhuang Debtor 5 to Shenzhen Wanrui Smart Technology Co., Ltd.</p>	<p>The Settlement Property 45 is the shopping outlet in the Zijun (紫郡) project, which was developed and built by Hebei Guokong Real Estate Development Co., Ltd., and is located at the intersection of Fengshou Road and Baihua Street, Chang’an District, Shijiazhuang City, Hebei Province, the PRC. The gross floor area of the house reaches 107.67 square meters. The Settlement Property 45 will be delivered in vacant possession by Hebei Guokong Real Estate Development Co., Ltd. As the Settlement Property 45 was developed by Hebei Guokong Real Estate Development Co., Ltd., the original acquisition cost of the Settlement Property 45 is not available.</p>

		Parties	Subject matters, consideration and payment terms	Information relating to the Settlement Property
46.	Debt Settlement Agreement 46	<p>(1) Foshan Shunde Wanyi Real Estate Co., Ltd., Foshan Nanhai District Wanxuan Real Estate Co., Ltd., as the debtors (collectively, “<b>Foshan Debtor 1</b>”);</p> <p>(2) Foshan Nanhai Wanzhe Real Estate Development Co., Ltd., as the developer; and</p> <p>(3) Shenzhen Wanrui Smart Technology Co., Ltd. (a wholly-owned subsidiary of the Company)</p>	<p>The parties agree to offset the consideration of RMB2,740,000 of a total of 1 shopping outlet (the “<b>Settlement Property 46</b>”) transferred by Foshan Nanhai Wanzhe Real Estate Development Co., Ltd. to Shenzhen Wanrui Smart Technology Co., Ltd. on an equivalent basis with the outstanding payables of RMB2,730,000 in aggregate owed by Foshan Debtor 1 to Shenzhen Wanrui Smart Technology Co., Ltd. The difference between the consideration of the Settlement Property 46 and the offset amount (i.e. RMB10,000) will be made up by Shenzhen Wanrui Smart Technology Co., Ltd. in cash or by bank transfer before the specified date, as agreed in the agreement, to Foshan Nanhai Wanzhe Real Estate Development Co., Ltd.</p>	<p>The Settlement Property 46 is the shopping outlet in the Phase 1 of Foshan Vanke Puyue Mountain (佛山萬科璞悅山) project, which was developed and built by Foshan Nanhai Wanzhe Real Estate Development Co., Ltd., and is located at No. 8, Keyun Road, Guicheng street (town), Nanhai District, Foshan City, the PRC. The gross floor area of the house reaches 142.65 square meters. The Settlement Property 46 will be delivered in vacant possession by Foshan Nanhai Wanzhe Real Estate Development Co., Ltd. As the Settlement Property 46 was developed by Foshan Nanhai Wanzhe Real Estate Development Co., Ltd., the original acquisition cost of the Settlement Property 46 is not available.</p>
47.	Debt Settlement Agreement 47	<p>(1) Foshan Nanhai District Wantie Real Estate Development Co., Ltd. (佛山市南海區萬鐵房地產開發有限公司), as the vendor and debtor; and</p> <p>(2) Shenzhen Wanrui Smart Technology Co., Ltd. (a wholly-owned subsidiary of the Company)</p>	<p>The parties agree to offset the consideration of RMB2,807,374 of a total of 1 residential property (the “<b>Settlement Property 47</b>”) transferred by Foshan Nanhai District Wantie Real Estate Development Co., Ltd. to Shenzhen Wanrui Smart Technology Co., Ltd. on an equivalent basis with the outstanding payables of RMB2,807,374 in aggregate owed by Foshan Nanhai District Wantie Real Estate Development Co., Ltd. to Shenzhen Wanrui Smart Technology Co., Ltd.</p>	<p>The Settlement Property 47 is the residential property in the Nanhai Vanke Sky City (南海萬科天空之城) project, which was developed and built by Foshan Nanhai District Wantie Real Estate Development Co., Ltd., and is located at No. 27 Huandao South Road, Guicheng Street, Nanhai District, Foshan City, Guangdong Province, the PRC. The gross floor area of the house reaches 143.22 square meters. The Settlement Property 47 will be delivered in vacant possession by Foshan Nanhai District Wantie Real Estate Development Co., Ltd. As the Settlement Property 47 was developed by Foshan Nanhai District Wantie Real Estate Development Co., Ltd., the original acquisition cost of the Settlement Property 47 is not available.</p>

		Parties	Subject matters, consideration and payment terms	Information relating to the Settlement Property
48.	Debt Settlement Agreement 48	<p>(1) Gansu Zhaoxing Real Estate Development Co., Ltd., as the vendor and debtor; and</p> <p>(2) Shenzhen Wanrui Smart Technology Co., Ltd. (a wholly-owned subsidiary of the Company)</p>	<p>The parties agree to offset the consideration of RMB5,094,619 of a total of 5 residential properties (the “<b>Settlement Property 48</b>”) transferred by Gansu Zhaoxing Real Estate Development Co., Ltd. to Shenzhen Wanrui Smart Technology Co., Ltd. on an equivalent basis with the outstanding payables of RMB5,094,619 in aggregate owed by Gansu Zhaoxing Real Estate Development Co., Ltd. to Shenzhen Wanrui Smart Technology Co., Ltd.</p>	<p>The Settlement Property 48 is the residential properties in the Vanke City Shanwang (萬科城•山望) project, which was developed and built by Gansu Zhaoxing Real Estate Development Co., Ltd., and is located at 233 meters southeast of the intersection of Jinmao Street and Taihe Road, Anning District, Lanzhou City, Gansu Province, the PRC. The gross floor area of the houses reaches 832.50 square meters. The Settlement Property 48 will be delivered upon completion. by Gansu Zhaoxing Real Estate Development Co., Ltd. As the Settlement Property 48 was developed by Gansu Zhaoxing Real Estate Development Co., Ltd., the original acquisition cost of the Settlement Property 48 is not available.</p>
49.	Debt Settlement Agreement 49	<p>(1) Hangzhou Xishu Real Estate Co., Ltd. (杭州西曙置業有限公司), as the vendor and debtor; and</p> <p>(2) Shenzhen Wanrui Smart Technology Co., Ltd. (a wholly-owned subsidiary of the Company)</p>	<p>The parties agree to offset the consideration of RMB1,190,245 of a total of 1 shopping outlet and a total of 1 parking space with the right to use (the “<b>Settlement Property 49</b>”) transferred by Hangzhou Xishu Real Estate Co., Ltd. to Shenzhen Wanrui Smart Technology Co., Ltd. on an equivalent basis with the outstanding payables of RMB1,175,245 in aggregate owed by Hangzhou Xishu Real Estate Co., Ltd. to Shenzhen Wanrui Smart Technology Co., Ltd. The difference between the consideration of the Settlement Property 49 and the offset amount (i.e. RMB15,000) will be paid in cash separately to Hangzhou Xishu Real Estate Co., Ltd.</p>	<p>The Settlement Property 49 is the shopping outlet and parking spaces with the right to use in the Skycity (天空之城) project, which was developed and built by Hangzhou Xishu Real Estate Co., Ltd., and is located at Building 4, Skycity, 220 meters west of the intersection of Xiaohang Road and Jinji Road, Xiaoshan District, Hangzhou City, the PRC. The gross floor area of the shopping outlet reaches 74.77 square meters, totaling 1 parking space with the right to use. The Settlement Property 49 will be delivered in vacant possession by Hangzhou Xishu Real Estate Co., Ltd. As the Settlement Property 49 was developed by Hangzhou Xishu Real Estate Co., Ltd., the original acquisition cost of the Settlement Property 49 is not available.</p>

		Parties	Subject matters, consideration and payment terms	Information relating to the Settlement Property
50.	Debt Settlement Agreement 50	<p>(1) Gongzhuling Qingyifang Vanke Real Estate Development Co., Ltd. (公主嶺市青怡坊萬科房地產開發有限公司), as the debtor;</p> <p>(2) Gongzhuling Qingyifang Vanke Real Estate Development Co., Ltd., as the developer; and</p> <p>(3) Shenzhen Wanrui Smart Technology Co., Ltd. (a wholly-owned subsidiary of the Company)</p>	<p>The parties agree to offset the consideration of RMB1,330,503 of a total of 3 commercial housings and a total of 6 parking spaces with the right to use (the “<b>Settlement Property 50</b>”) transferred by Gongzhuling Qingyifang Vanke Real Estate Development Co., Ltd. to Shenzhen Wanrui Smart Technology Co., Ltd. on an equivalent basis with the outstanding payables of RMB1,330,503 in aggregate owed by Gongzhuling Qingyifang Vanke Real Estate Development Co., Ltd. to Shenzhen Wanrui Smart Technology Co., Ltd.</p>	<p>The Settlement Property 50 is the commercial housings and parking spaces with the right to use in the Sunflower Town East County project, which was developed and built by Gongzhuling Qingyifang Vanke Real Estate Development Co., Ltd., and is located in Sunflower Town, Silicon Valley Side Street (矽谷副街) and Fuyu West Street (阜育西街), East County (東郡), Gongzhuling, Changchun City, Jilin Province, the PRC. The gross floor area of the commercial housings reaches 252.85 square meters, with a total of 6 parking spaces. with the right to use The Settlement Property 50 will be delivered in vacant possession by Gongzhuling Qingyifang Vanke Real Estate Development Co., Ltd. As the Settlement Property 50 was developed by Gongzhuling Qingyifang Vanke Real Estate Development Co., Ltd., the original acquisition cost of the Settlement Property 50 is not available.</p>

		Parties	Subject matters, consideration and payment terms	Information relating to the Settlement Property
51.	Debt Settlement Agreement 51	<p>(1) Gangzhonglv (Shenyang) Real Estate Co., Ltd. (港中旅(瀋陽)置業有限公司), as the vendor and debtor; and</p> <p>(2) Shenzhen Wanrui Smart Technology Co., Ltd. (a wholly-owned subsidiary of the Company)</p>	<p>The parties agree to offset the consideration of RMB2,869,322 of a total of 4 residential properties and a total of 4 parking spaces with the right to use (the “<b>Settlement Property 51</b>”) transferred by Gangzhonglv (Shenyang) Real Estate Co., Ltd. to Shenzhen Wanrui Smart Technology Co., Ltd. on an equivalent basis with the outstanding payables of RMB2,869,322 in aggregate owed by Gangzhonglv (Shenyang) Real Estate Co., Ltd. to Shenzhen Wanrui Smart Technology Co., Ltd.</p>	<p>The Settlement Property 51 is the residential properties and parking spaces in the China Travel Dream Town, Shenyang project, which was developed and built by Gangzhonglv (Shenyang) Real Estate Co., Ltd., and is located in China Travel Dream Town Community, No. 36 Shuangyuan Road, Qipan Mountain, Hunnan District, Shenyang City, Liaoning Province, the PRC. The gross floor area of the residential properties reaches 384.52 square meters, with a total of 4 parking spaces with the right to use. The Settlement Property 51 will be delivered by Gangzhonglv (Shenyang) Real Estate Co., Ltd. upon completion. As the Settlement Property 51 was developed by Gangzhonglv (Shenyang) Real Estate Co., Ltd., the original acquisition cost of the Settlement Property 51 is not available.</p>
52.	Debt Settlement Agreement 52	<p>(1) Yunnan Chengjiang Laoyingdi Tourism Resort Co., Ltd. (雲南澄江老鷹地旅遊度假村有限公司), as the vendor and debtor; and</p> <p>(2) Shenzhen Wanrui Smart Technology Co., Ltd. (a wholly-owned subsidiary of the Company)</p>	<p>The parties agree to offset the consideration of RMB1,819,857 of a total of 3 residential properties (the “<b>Settlement Property 52</b>”) transferred by Yunnan Chengjiang Laoyingdi Tourism Resort Co., Ltd. to Shenzhen Wanrui Smart Technology Co., Ltd. on an equivalent basis with the outstanding payables of RMB1,816,857 in aggregate owed by Yunnan Chengjiang Laoyingdi Tourism Resort Co., Ltd. to Shenzhen Wanrui Smart Technology Co., Ltd. The difference between the consideration of the Settlement Property 52 and the offset amount (i.e. RMB3,000) will be made up in the form of a deposit paid to Yunnan Chengjiang Laoyingdi Tourism Resort Co., Ltd.</p>	<p>The Settlement Property 52 is the residential properties in the Fuxian Lake project, which was developed and built by Yunnan Chengjiang Laoyingdi Tourism Resort Co., Ltd., and is located at C05 Xi'an 5-408, C05 Xi'an 6-106, C05 Xi'an 7-101, Laoyingdi National Tourism Resort, Fuxian Lake, Chengjiang City, Yuxi City, Yunnan Province, the PRC. The gross floor area of the house reaches 227.29 square meters. The Settlement Property 52 will be delivered in vacant possession by Yunnan Chengjiang Laoyingdi Tourism Resort Co., Ltd. As the Settlement Property 52 was developed by Yunnan Chengjiang Laoyingdi Tourism Resort Co., Ltd., the original acquisition cost of the Settlement Property 52 is not available.</p>

		Parties	Subject matters, consideration and payment terms	Information relating to the Settlement Property
53.	Debt Settlement Agreement 53	<p>(1) Hubei Hanjiang New Century Investment Co., Ltd. (湖北漢江新世紀投資有限公司), Wuhan Golden Wanyao Real Estate Development Co., Ltd. (武漢金色萬耀房地產開發有限公司), Wuhan Vanke Real Estate Company Limited (武漢市萬科房地產有限公司), Zhengzhou Hangkonggangqu Vanke Property Co., Ltd. (鄭州航空港區萬科美景置業有限公司), Zhengzhou Jihua Real Estate Co., Ltd. (鄭州吉華置業有限公司), Zhengzhou Rongwang Real Estate Development Co., Ltd. (鄭州榮望房地產開發有限公司), Zhengzhou Vanke Metropolitan Real Estate Co., Ltd. (鄭州萬科大都會房地產有限公司), Zhengzhou Vanke Construction &amp; Investment Real Estate Development Co., Ltd. (鄭州萬科建投房地產開發有限公司) and Zhengzhou Vanke Enterprises Company Limited (鄭州萬科企業有限公司), as the vendors and debtors (collectively, “<b>Debtors</b>”); and</p> <p>(2) Shenzhen Wanrui Smart Technology Co., Ltd. (a wholly-owned subsidiary of the Company); and</p> <p>(3) Wuhan Anke Lianchuang Real Estate Co., Ltd. (武漢安科聯創房地產有限公司), as the vendor</p>	<p>The parties agree to offset the consideration of RMB2,269,680.00 of a total of 1 shopping outlet (the “<b>Settlement Property 53</b>”) transferred by Wuhan Anke Lianchuang Real Estate Co., Ltd. to Shenzhen Wanrui Smart Technology Co., Ltd. on an equivalent basis with the outstanding payables of RMB2,294,835.92 in aggregate owed by Debtors to Shenzhen Wanrui Smart Technology Co., Ltd. The difference between the consideration of the Settlement Property 53 and the offset amount (i.e. RMB25,155.92) shall be offset with public maintenance fund of RMB10,403 and one-year property fee of RMB14,752.92.</p>	<p>The Settlement Property 53 is the shopping outlet in the Vanke Fei Cui Jiu Xi Phase II project, which was developed and built by Wuhan Anke Lianchuang Real Estate Co., Ltd., and is located at Shop No. 4, Block 5, Fei Cui Jiu Xi, No. 108 Taizi Lake Road, Wuhan Economic and Technological Development Zone, Hubei Province, the PRC. The gross floor area of the house reaches 189.14 square meters. The Settlement Property 53 will be delivered in vacant possession by Wuhan Anke Lianchuang Real Estate Co., Ltd. As the Settlement Property 53 was developed by Wuhan Anke Lianchuang Real Estate Co., Ltd., the original acquisition cost of the Settlement Property 53 is not available.</p>
54.	Debt Settlement Agreement 54	<p>(1) Jinan Dongwan Real Estate Co., Ltd. (濟南東萬置業有限公司), as the vendor and debtor; and</p> <p>(2) Jinan Vanke Property Services Co., Ltd. (濟南萬科物業服務有限公司) (a wholly-owned subsidiary of the Company)</p>	<p>The parties agree to offset the consideration of RMB595,000 of a total of 17 parking spaces with the right to use (the “<b>Settlement Property 54</b>”) transferred by Jinan Dongwan Real Estate Co., Ltd. to Jinan Vanke Property Services Co., Ltd. on an equivalent basis with the outstanding payables of RMB595,000 owed by Jinan Dongwan Real Estate Co., Ltd. to Jinan Vanke Property Services Co., Ltd.</p>	<p>The Settlement Property 54 is the parking spaces with the right to use in the Vanke Quanxueli (萬科勸學里) project, which was developed and built by Jinan Dongwan Real Estate Co., Ltd., and is located in Phase I of Jinan Quanxueli Garden Community, Licheng District, Jinan City, Shandong Province, totaling 17 parking spaces. The Settlement Property 54 will be delivered in vacant possession by Jinan Dongwan Real Estate Co., Ltd. As the Settlement Property 54 was developed by Jinan Dongwan Real Estate Co., Ltd., the original acquisition cost of the Settlement Property 54 is not available.</p>

		Parties	Subject matters, consideration and payment terms	Information relating to the Settlement Property
55.	Debt Settlement Agreement 55	<p>(1) Jinan Dongwan Real Estate Co., Ltd., as the vendor and debtor; and</p> <p>(2) Jinan Vanke Property Services Co., Ltd. (a wholly-owned subsidiary of the Company)</p>	<p>The parties agree to offset the consideration of RMB5,845,000 of a total of 137 proprietary parking spaces and 30 parking spaces with the right to use (the “<b>Settlement Property 55</b>”) transferred by Jinan Dongwan Real Estate Co., Ltd. to Jinan Vanke Property Services Co., Ltd. on an equivalent basis with the outstanding payables of RMB5,859,489.69 owed by Jinan Dongwan Real Estate Co., Ltd. to Jinan Vanke Property Services Co., Ltd. The difference between the consideration of the Settlement Property 55 and the offset amount (i.e. RMB14,489.69) will be negotiated separately.</p>	<p>The Settlement Property 55 is the proprietary parking spaces and parking spaces with the right to use in the Vanke Quanxueli project, which was developed and built by Jinan Dongwan Real Estate Co., Ltd., and is located in Phase I of Jinan Quanxueli Garden Community, Licheng District, Jinan City, Shandong Province, totaling 137 and 30 parking spaces, respectively. The Settlement Property 55 will be delivered in vacant possession by Jinan Dongwan Real Estate Co., Ltd. As the Settlement Property 55 was developed by Jinan Dongwan Real Estate Co., Ltd., the original acquisition cost of the Settlement Property 55 is not available.</p>
56.	Debt Settlement Agreement 56	<p>(1) Linyi Lushang Real Estate Development Co., Ltd. (臨沂魯商置業發展有限公司), as the vendor and debtor; and</p> <p>(2) Jinan Vanke Property Services Co., Ltd. (a wholly-owned subsidiary of the Company)</p>	<p>The parties agree to offset the consideration of RMB70,000 of a total of 2 proprietary parking spaces (the “<b>Settlement Property 56</b>”) transferred by Linyi Lushang Real Estate Development Co., Ltd. to Jinan Vanke Property Services Co., Ltd. on an equivalent basis with the outstanding payables of RMB70,000 owed by Linyi Lushang Real Estate Development Co., Ltd. to Jinan Vanke Property Services Co., Ltd.</p>	<p>The Settlement Property 56 is the proprietary parking spaces in the Lushang Vanke New Metropolis (魯商萬科新都會) project, which was developed and built by Linyi Lushang Real Estate Development Co., Ltd., and is located at East Area of Vanke New Metropolis Community, Hedong District, Linyi City, Shandong Province, totaling 2 parking spaces. The Settlement Property 56 will be delivered in vacant possession by Linyi Lushang Real Estate Development Co., Ltd. As the Settlement Property 56 was developed by Linyi Lushang Real Estate Development Co., Ltd., the original acquisition cost of the Settlement Property 56 is not available.</p>



		Parties	Subject matters, consideration and payment terms	Information relating to the Settlement Property
57.	Debt Settlement Agreement 57	<p>(1) Jinan Wanzhen Real Estate Co., Ltd. (濟南萬臻置業有限公司), as the vendor and debtor; and</p> <p>(2) Jinan Vanke Property Services Co., Ltd. (a wholly-owned subsidiary of the Company)</p>	<p>The parties agree to offset the consideration of RMB751,000 of a total of 9 proprietary parking spaces (the “<b>Settlement Property 57</b>”) transferred by Jinan Wanzhen Real Estate Co., Ltd. to Jinan Vanke Property Services Co., Ltd. on an equivalent basis with the outstanding payables of RMB1,666,277.17 owed by Jinan Wanzhen Real Estate Co., Ltd. to Jinan Vanke Property Services Co., Ltd. The difference between the consideration of the Settlement Property 57 and the offset amount (i.e. RMB915,277.17) will be negotiated separately.</p>	<p>The Settlement Property 57 is the proprietary parking spaces in the Beichenzhiguang (北宸之光) project, which was developed and built by Jinan Wanzhen Real Estate Co., Ltd., and is located at Garage, Luyuan, Beichenzhiguang Community, Tianqiao District, Jinan City, Shandong Province, totaling 9 parking spaces. The Settlement Property 57 will be delivered in vacant possession by Jinan Wanzhen Real Estate Co., Ltd. As the Settlement Property 57 was developed by Jinan Wanzhen Real Estate Co., Ltd., the original acquisition cost of the Settlement Property 57 is not available</p>
58.	Debt Settlement Agreement 58	<p>(1) Linyi Lushang Real Estate Development Co., Ltd., as the vendor and debtor; and</p> <p>(2) Qingdao Vanke Property Services Co., Ltd. Linyi Branch (青島萬科物業服務有限公司臨沂分公司) (a wholly-owned subsidiary of the Company)</p>	<p>The parties agree to offset the consideration of RMB286,000 of a total of 6 proprietary parking spaces (the “<b>Settlement Property 58</b>”) transferred by Linyi Lushang Real Estate Development Co., Ltd. to Qingdao Vanke Property Services Co., Ltd. Linyi Branch on an equivalent basis with the outstanding payables of RMB297,818.49 owed by Linyi Lushang Real Estate Development Co., Ltd. to Qingdao Vanke Property Services Co., Ltd. Linyi Branch. The difference between the consideration of the Settlement Property 58 and the offset amount (i.e. RMB11,818.49) will be negotiated separately.</p>	<p>The Settlement Property 58 is the proprietary parking spaces in the Linyi New Metropolis (臨沂新都會) Project, which was developed and built by Linyi Lushang Real Estate Development Co., Ltd., and is located at East Area of Vanke New Metropolis Community, Hedong District, Linyi City, Shandong Province, totaling 6 parking spaces. The Settlement Property 58 will be delivered in vacant possession by Linyi Lushang Real Estate Development Co., Ltd. As the Settlement Property 58 was developed by Linyi Lushang Real Estate Development Co., Ltd., the original acquisition cost of the Settlement Property 58 is not available.</p>

		Parties	Subject matters, consideration and payment terms	Information relating to the Settlement Property
59.	Debt Settlement Agreement 59	<p>(1) Yantai Zhifu New Town Real Estate Development Co., Ltd. (煙台市芝罘新城置業發展有限公司), as the vendor and debtor; and</p> <p>(2) Beijing Vanke Property Services Co., Ltd. Yantai Branch (北京萬科物業服務有限公司煙台分公司) (a wholly-owned subsidiary of the Company)</p>	<p>The parties agree to offset the consideration of RMB1,997,637 of a total of 3 shopping outlets (the “<b>Settlement Property 59</b>”) transferred by Yantai Zhifu New Town Real Estate Development Co., Ltd. to Beijing Vanke Property Services Co., Ltd. Yantai Branch on an equivalent basis with the outstanding payables of RMB1,887,529.72 owed by Yantai Zhifu New Town Real Estate Development Co., Ltd. to Beijing Vanke Property Services Co., Ltd. Yantai Branch. The difference between the consideration of the Settlement Property 59 and the offset amount (i.e. RMB110,107.28) has been offset in the Settlement Property 60, therefore Beijing Vanke Property Services Co., Ltd. Yantai Branch is not required to pay any consideration for this transfer.</p>	<p>The Settlement Property 59 is the shopping outlets in the Zhifu Dream Town Bowenli (芝罘萬科城•博文里) project, which was developed and built by Yantai Zhifu New Town Real Estate Development Co., Ltd., and is located at Shops 101, 105 and 114, Building 2, Zhifu Dream Town Bowenli Community, Zhifu District, Yantai City, Shandong Province. The gross floor area of the house reaches 265.08 square meters. The Settlement Property 59 will be delivered in vacant possession by Yantai Zhifu New Town Real Estate Development Co., Ltd. As the Settlement Property 59 was developed by Yantai Zhifu New Town Real Estate Development Co., Ltd., the original acquisition cost of the Settlement Property 59 is not available.</p>
60.	Debt Settlement Agreement 60	<p>(1) Yantai Vanke Enterprises Company Limited (煙台萬科企業有限公司), as the debtor;</p> <p>(2) Beijing Vanke Property Services Co., Ltd. Yantai Branch (a wholly-owned subsidiary of the Company), as the purchaser and creditor;</p> <p>(3) Yantai Zhifu New Town Real Estate Development Co., Ltd., as the vendor</p>	<p>The parties agree to offset the consideration of RMB406,099 of a total of 1 shopping outlet (the “<b>Settlement Property 60</b>”) transferred by Yantai Zhifu New Town Real Estate Development Co., Ltd. to Beijing Vanke Property Services Co., Ltd. Yantai Branch on an equivalent basis with the outstanding payables of RMB110,107.28 owed by Yantai Vanke Enterprises Company Limited to Beijing Vanke Property Services Co., Ltd. Yantai Branch. The difference between the consideration of the Settlement Property 60 and the offset amount (i.e. RMB295,991.72) has been offset in the Settlement Property 59, therefore Beijing Vanke Property Services Co., Ltd. Yantai Branch is not required to pay any consideration for this transfer.</p>	<p>The Settlement Property 60 is the shopping outlet in the Zhifu Dream Town • Bowenli project, which was developed and built by Yantai Zhifu New Town Real Estate Development Co., Ltd., and is located at Shop 114, Zhifu Dream Town Bowenli Community, Zhifu District, Yantai City, Shandong Province. The gross floor area of the house reaches 53.28 square meters. The Settlement Property 60 will be delivered in vacant possession by Yantai Zhifu New Town Real Estate Development Co., Ltd. As the Settlement Property 60 was developed by Yantai Zhifu New Town Real Estate Development Co., Ltd., the original acquisition cost of the Settlement Property 60 is not available.</p>

		Parties	Subject matters, consideration and payment terms	Information relating to the Settlement Property
61.	Debt Settlement Agreement 61	<p>(1) Yantai Tianmen Industrial Co., Ltd. (煙台天門實業有限公司), as the vendor and debtor; and</p> <p>(2) Beijing Vanke Property Services Co., Ltd. Yantai Branch (a wholly-owned subsidiary of the Company)</p>	<p>The parties agree to offset the consideration of RMB1,603,033 of a total of 2 shopping outlets (the “<b>Settlement Property 61</b>”) transferred by Yantai Tianmen Industrial Co., Ltd. to Beijing Vanke Property Services Co., Ltd. Yantai Branch on an equivalent basis with the outstanding payables of RMB1,506,222.62 owed by Yantai Tianmen Industrial Co., Ltd. to Beijing Vanke Property Services Co., Ltd. Yantai Branch. The difference between the consideration of the Settlement Property 61 and the offset amount (i.e. RMB96,810.38) has been offset in the Settlement Property 62 and 63, therefore Beijing Vanke Property Services Co., Ltd. Yantai Branch is not required to pay any consideration for this transfer.</p>	<p>The Settlement Property 61 is the shopping outlets in the Cuihu Shanxiao (翠湖山曉) project, which was developed and built by Yantai Tianmen Industrial Co., Ltd., and is located at Shops 104 and 105, Building 111, Vanke Cuihu Shanxiao Community, Zhifu District, Yantai City, Shandong Province. The gross floor area of the house reaches 177.36 square meters. The Settlement Property 61 will be delivered in vacant possession by Yantai Tianmen Industrial Co., Ltd. As the Settlement Property 61 was developed by Yantai Tianmen Industrial Co., Ltd., the original acquisition cost of the Settlement Property 61 is not available.</p>
62.	Debt Settlement Agreement 62	<p>(1) Yantai Gongyao Real Estate Development Co., Ltd., as the debtor;</p> <p>(2) Beijing Vanke Property Services Co., Ltd. Yantai Branch (a wholly-owned subsidiary of the Company), as the purchaser and creditor;</p> <p>(3) Yantai Tianmen Industrial Co., Ltd., as the vendor</p>	<p>The parties agree to offset the consideration of RMB768,170 of a total of 1 shopping outlet (the “<b>Settlement Property 62</b>”) transferred by Yantai Tianmen Industrial Co., Ltd. to Beijing Vanke Property Services Co., Ltd. Yantai Branch on an equivalent basis with the outstanding payables of RMB19,286.69 owed by Yantai Gongyao Real Estate Development Co., Ltd. to Beijing Vanke Property Services Co., Ltd. Yantai Branch. The difference between the consideration of the Settlement Property 62 and the offset amount (i.e. RMB748,883.31) has been offset in the Settlement Property 61 and 63, therefore Beijing Vanke Property Services Co., Ltd. Yantai Branch is not required to pay any consideration for this transfer.</p>	<p>The Settlement Property 62 is the shopping outlet in the Cuihu Shanxiao project, which was developed and built by Yantai Tianmen Industrial Co., Ltd., and is located at Shop 104, Building 111, Vanke Cuihu Shanxiao Community, Zhifu District, Yantai City, Shandong Province. The gross floor area of the house reaches 82.5 square meters. The Settlement Property 62 will be delivered in vacant possession by Yantai Tianmen Industrial Co., Ltd. As the Settlement Property 62 was developed by Yantai Tianmen Industrial Co., Ltd., the original acquisition cost of the Settlement Property 62 is not available.</p>

		Parties	Subject matters, consideration and payment terms	Information relating to the Settlement Property
63.	Debt Settlement Agreement 63	<p>(1) Yantai Vanke Enterprises Company Limited, as the debtor;</p> <p>(2) Beijing Vanke Property Services Co., Ltd. Yantai Branch (a wholly-owned subsidiary of the Company), as the purchaser and creditor; and</p> <p>(3) Yantai Tianmen Industrial Co., Ltd., as the vendor</p>	<p>The parties agree to offset the consideration of RMB768,170 of a total of 1 shopping outlet (the “<b>Settlement Property 63</b>”) transferred by Yantai Tianmen Industrial Co., Ltd. to Beijing Vanke Property Services Co., Ltd. Yantai Branch on an equivalent basis with the outstanding payables of RMB77,523.69 owed by Yantai Vanke Enterprises Company Limited to Beijing Vanke Property Services Co., Ltd. Yantai Branch. The difference between the consideration of the Settlement Property 63 and the offset amount (i.e. RMB690,646.31) has been offset in the Settlement Properties 61 and 62, therefore Beijing Vanke Property Services Co., Ltd. Yantai Branch is not required to pay any consideration for this transfer.</p>	<p>The Settlement Property 63 is the shopping outlet in the Cuihu Shanyao project, which was developed and built by Yantai Tianmen Industrial Co., Ltd., and is located at Shop 104, Building 111, Vanke Cuihu Shanyao Community, Zhifu District, Yantai City, Shandong Province. The gross floor area of the house reaches 82.5 square meters. The Settlement Property 63 will be delivered in vacant possession by Yantai Tianmen Industrial Co., Ltd. As the Settlement Property 63 was developed by Yantai Tianmen Industrial Co., Ltd., the original acquisition cost of the Settlement Property 63 is not available.</p>
64.	Debt Settlement Agreement 64	<p>(1) Weihai Weigao Land Co., Ltd. ( 威海威高置地有限公司 ), as the vendor and debtor; and</p> <p>(2) Qingdao Vanke Property Services Co., Ltd. Weihai Branch ( 青島萬科物業服務有限公司威海分公司 ) (a wholly-owned subsidiary of the Company)</p>	<p>The parties agree to offset the consideration of RMB2,259,003 of a total of 2 shopping outlets (the “<b>Settlement Property 64</b>”) transferred by Weihai Weigao Land Co., Ltd. to Qingdao Vanke Property Services Co., Ltd. Weihai Branch on an equivalent basis with the outstanding payables of RMB1,784,669.94 owed by Weihai Weigao Land Co., Ltd. to Qingdao Vanke Property Services Co., Ltd. Weihai Branch. The difference between the consideration of the Settlement Property 64 and the offset amount (i.e. RMB474,333.06) shall be paid by Qingdao Vanke Property Services Co., Ltd. Weihai Branch to Weihai Weigao Land Co., Ltd. within the period agreed in the Debt Settlement Agreement 65.</p>	<p>The Settlement Property 64 is the shopping outlets in the Weigao Jade Park ( 威高翡翠公園 ) project, which was developed and built by Weihai Weigao Land Co., Ltd., and is located at Shops 7#1 and 7#4, Vanke Weigao Jade Park, Huancui District, Weihai City, Shandong Province. The gross floor area of the house reaches 180.05 square meters. The Settlement Property 64 will be delivered in vacant possession by Weihai Weigao Land Co., Ltd. As the Settlement Property 64 was developed by Weihai Weigao Land Co., Ltd., the original acquisition cost of the Settlement Property 64 is not available.</p>

		Parties	Subject matters, consideration and payment terms	Information relating to the Settlement Property
65.	Debt Settlement Agreement 65	<p>(1) Yantai Vanke Enterprises Company Limited, as the debtor;</p> <p>(2) Beijing Vanke Property Services Co., Ltd. Yantai Branch (a wholly-owned subsidiary of the Company);</p> <p>(3) Weihai Weigao Land Co., Ltd., as the vendor; and</p> <p>(4) Qingdao Vanke Property Services Co., Ltd. Weihai Branch (a wholly-owned subsidiary of the Company)</p>	<p>The parties agree to offset the consideration of RMB1,137,125 of a total of 1 shopping outlet (the “<b>Settlement Property 65</b>”) transferred by Weihai Weigao Land Co., Ltd. to Qingdao Vanke Property Services Co., Ltd. Weihai Branch on an equivalent basis with the outstanding payables of RMB238,782.85 owed by Yantai Vanke Enterprises Company Limited to Beijing Vanke Property Services Co., Ltd. Yantai Branch. The difference between the consideration of Settlement Property 65 and the offset amount (i.e. RMB898,342.15) shall be paid by Qingdao Vanke Property Services Co., Ltd. Weihai Branch to Weihai Weigao Land Co., Ltd. within the term agreed in the Debt Settlement Agreement 64. The remaining difference of RMB235,550.21 will be deducted by a separate agreement.</p>	<p>The Settlement Property 65 is the shopping outlet in the Weigao Jade Park project, which was developed and built by Weihai Weigao Land Co., Ltd., and is located at Shop 7#4, Vanke Weigao Jade Park, Huancui District, Weihai City, Shandong Province. The gross floor area of the house reaches 91.35 square meters. The Settlement Property 65 will be delivered in vacant possession by Weihai Weigao Land Co., Ltd. As the Settlement Property 65 was developed by Weihai Weigao Land Co., Ltd., the original acquisition cost of the Settlement Property 65 is not available.</p>
66.	Debt Settlement Agreement 66	<p>(1) Zibo Wanjia Property Co., Ltd. ( 淄博萬嘉置業有限公司 ), as the vendor and debtor; and</p> <p>(2) Jinan Vanke Property Services Co., Ltd. Zibo Branch ( 濟南萬科物業服務有限公司淄博分公司 ) (a wholly-owned subsidiary of the Company)</p>	<p>The parties agree to offset the consideration of RMB1,004,898 of a total of 1 commercial housing (the “<b>Settlement Property 66</b>”) transferred by Zibo Wanjia Property Co., Ltd. to Jinan Vanke Property Services Co., Ltd. Zibo Branch on an equivalent basis with the outstanding payables of RMB1,004,898 in aggregate owed by Zibo Wanjia Property Co., Ltd. to Jinan Vanke Property Services Co., Ltd. Zibo Branch.</p>	<p>The Settlement Property 66 is the commercial housing in Zibo Vanke Fei Cui Dong Di ( 淄博萬科翡翠東第 ) project, which was developed and built by Zibo Wanjia Property Co., Ltd., and is located at Room 301, Unit 1, Building 1, Phase III, Vanke Fei Cui Dong Di Community, Linzi District, Zibo City, Shandong Province. The gross floor area of the house reaches 129.72 square meters. The Settlement Property 66 will be delivered in vacant possession by Zibo Wanjia Property Co., Ltd. As the Settlement Property 66 was developed by Zibo Wanjia Property Co., Ltd., the original acquisition cost of the Settlement Property 66 is not available.</p>

		Parties	Subject matters, consideration and payment terms	Information relating to the Settlement Property
67.	Debt Settlement Agreement 67	<p>(1) Zibo Wanying Real Estate Co., Ltd. ( 淄博萬瀛置業有限公司 ), as the vendor and debtor; and</p> <p>(2) Jinan Vanke Property Services Co., Ltd. Zibo Branch (a wholly-owned subsidiary of the Company) and Shenzhen Onewo Business Enterprise Property Services Co., Ltd. Zibo Branch ( 深圳萬物商企物業服務有限公司淄博分公司 ) (a non-wholly-owned subsidiary of the Company) (collectively, “<b>Zibo Receivable Party 1</b>”)</p>	<p>The parties agree to offset the consideration of RMB1,178,688 of a total of 1 commercial housing (the “<b>Settlement Property 67</b>”) transferred by Zibo Wanying Real Estate Co., Ltd. to Zibo Receivable Party 1 on an equivalent basis with the outstanding payables of RMB1,172,610.24 in aggregate owed by Zibo Wanying Real Estate Co., Ltd. to Zibo Receivable Party 1. The difference between the consideration of the Settlement Property 67 and the offset amount (i.e. RMB6,077.76) will be paid by Zibo Receivable Party 1. to Zibo Wanying Real Estate Co., Ltd. within the timeframe stipulated in the contract.</p>	<p>The Settlement Property 67 is the commercial housing in Zibo Vanke City Light ( 淄博萬科城市之光 ) project, which was developed and built by Zibo Wanying Real Estate Co., Ltd, and is located at Room 1402, Unit 1, Building 20, Phase II, Vanke City Lights Community, Zhangdian District, Zibo City, Shandong Province. The gross floor area of the house reaches 138.03 square meters. The Settlement Property 67 will be delivered by Zibo Wanjia Property Co., Ltd. upon completion. As the Settlement Property 67 was developed by Zibo Wanying Real Estate Co., Ltd., the original acquisition cost of the Settlement Property 67 is not available.</p>

		Parties	Subject matters, consideration and payment terms	Information relating to the Settlement Property
68.	Debt Settlement Agreement 68	<p>(1) Shandong Wanjian Real Estate Development Co., Ltd. (山東萬建房地產開發有限公司), as the vendor and debtor;</p> <p>(2) Beijing Vanke Property Services Co., Ltd. Jinan Branch (北京萬科物業服務有限公司濟南分公司) (a wholly-owned subsidiary of the Company);</p> <p>(3) Shenzhen Onewo Business Enterprise Property Services Co., Ltd. Jinan Branch (深圳萬物商企物業服務有限公司濟南分公司) (a non-wholly owned subsidiary of the Company); and</p> <p>(4) Jinan Vanke Property Services Co., Ltd. (a wholly-owned subsidiary of the Company) (together with Beijing Vanke Property Services Co., Ltd. Jinan Branch and Jinan Vanke Property Services Co., Ltd. Jinan Branch, collectively, the “<b>Jinan Receivable 1</b>”)</p>	<p>The parties agree to offset the consideration of RMB3,836,244 of a total of 4 commercial housings (the “<b>Settlement Property 68</b>”) transferred by Shandong Wanjian Real Estate Development Co., Ltd. to Jinan Receivable 1 on an equivalent basis with the outstanding payables of RMB3,836,244 in aggregate owed by Shandong Wanjian Real Estate Development Co., Ltd. to Jinan Receivable 1.</p>	<p>The Settlement Property 68 is the commercial housings in Jinan Vanke Time Glory (濟南萬科時代之光苑) project, which was developed and built by Shandong Wanjian Real Estate Development Co., Ltd., and is located at Room 1502, Unit 2, Building 6, Room 302, Unit 2, Building 6, Room 1702, Unit 1, Building 8, Room 801, Unit 1, Building 8, Jinan Vanke Time Glory Garden Community (濟南萬科時代之光苑小區), Jiyang District, Jinan City, Shandong Province. The gross floor area of the house reaches 479.64 square meters. The Settlement Property 68 will be delivered in vacant possession by Shandong Wanjian Real Estate Development Co., Ltd. As the Settlement Property 68 was developed by Shandong Wanjian Real Estate Development Co., Ltd., the original acquisition cost of the Settlement Property 68 is not available.</p>
69.	Debt Settlement Agreement 69	<p>(1) Yantai Gongyao Real Estate Development Co., Ltd., as the debtor;</p> <p>(2) Yantai Tianmen Industrial Co., Ltd., as the vendor and debtor, Yantai Gongyao Real Estate Development Co., Ltd. (collectively, “<b>Shandong Debtor 1</b>”)</p> <p>(3) Beijing Vanke Property Services Co., Ltd. Yantai Branch (a wholly-owned subsidiary of the Company); and</p> <p>(4) Beijing Vanke Property Services Co., Ltd. Yantai Branch (a wholly-owned subsidiary of the Company), Shenzhen Wanrui Smart Technology Co., Ltd. (a wholly-owned subsidiary of the Company), Shenzhen Onewo Business Enterprise Property Services Co., Ltd. Yantai Branch (深圳萬物商企物業服務有限公司煙台分公司) (a non-wholly-owned subsidiary of the Company) (collectively, “<b>Shandong Purchaser 1</b>”)</p>	<p>The parties agree to offset the consideration of RMB628,584 of a total of 1 shopping outlet (the “<b>Settlement Property 69</b>”) transferred by Yantai Tianmen Industrial Co., Ltd. to Shandong Purchaser 1 on an equivalent basis with the outstanding payables of RMB628,584 owed by Shandong Debtor 1 to Beijing Vanke Property Services Co., Ltd. Yantai Branch.</p>	<p>The Settlement Property 69 is the shopping outlet in Cuihu Shanxiao project, which was developed and built by Yantai Tianmen Industrial Co., Ltd., and is located at Shop 118, Building 111, Vanke Cuihu Shanxiao Community, Zhifu District, Yantai City, Shandong Province. The gross floor area of the house reaches 83.8 square meters. The Settlement Property 69 will be delivered in vacant possession by Yantai Tianmen Industrial Co., Ltd. As the Settlement Property 69 was developed by Yantai Tianmen Industrial Co., Ltd., the original acquisition cost of the Settlement Property 69 is not available.</p>



		Parties	Subject matters, consideration and payment terms	Information relating to the Settlement Property
70.	Debt Settlement Agreement 70	<p>(1) Zibo Wanjia Real Estate Co., Ltd., as the vendor and debtor; and</p> <p>(2) Jinan Vanke Property Services Co., Ltd. (a wholly-owned subsidiary of the Company)</p>	The parties agree to offset the consideration of RMB838,870 of a total of 1 commercial housing (the “ <b>Settlement Property 70</b> ”) transferred by Zibo Wanjia Real Estate Co., Ltd. to Jinan Vanke Property Services Co., Ltd. on an equivalent basis with the outstanding payables of RMB838,870 owed by Zibo Wanjia Real Estate Co., Ltd. to Jinan Vanke Property Services Co., Ltd.	The Settlement Property 70 is the commercial housing in Zibo Vanke Fei Cui Dong Di project, which was developed and built by Zibo Wanjia Real Estate Co., Ltd., and is located at Room 2602, Unit 1, Building 2, Phase III, Vanke Fei Cui Dong Di Community, Linzi District, Zibo City, Shandong Province. The gross floor area of the house reaches 105.92 square meters. The Settlement Property 70 will be delivered in vacant possession by Zibo Wanjia Real Estate Co., Ltd. As the Settlement Property 70 was developed by Zibo Wanjia Real Estate Co., Ltd., the original acquisition cost of the Settlement Property 70 is not available.
71.	Debt Settlement Agreement 71	<p>(1) Zibo Wanjia Real Estate Co., Ltd., as the vendor and debtor; and</p> <p>(2) Jinan Vanke Property Services Co., Ltd. (a wholly-owned subsidiary of the Company), Jinan Vanke Property Services Co., Ltd. Zibo Branch (a wholly-owned subsidiary of the Company), Shenzhen Onewo Business Enterprise Property Services Co., Ltd. Zibo Branch (a non-wholly-owned subsidiary of the Company) (collectively, the “<b>Zibo Receivable Party 2</b>”)</p>	The parties agree to offset the consideration of RMB828,240 of a total of 1 commercial housing (the “ <b>Settlement Property 71</b> ”) transferred by Zibo Wanjia Real Estate Co., Ltd. to Zibo Receivable Party 2 on an equivalent basis with the outstanding payables of RMB822,234.42 owed by Zibo Wanjia Real Estate Co., Ltd. to Zibo Receivable Party 2. The difference between the consideration of the Settlement Property 71 and the offset amount (i.e. RMB6,005.58) will be paid by Zibo Receivable Party 2 to Zibo Wanjia Real Estate Co., Ltd. within the timeframe stipulated in the contract.	The Settlement Property 71 is the commercial housing in Zibo Vanke Fei Cui Dong Di project, which was developed and built by Zibo Wanjia Real Estate Co., Ltd., and is located at Room 2702, Unit 1, Building 2, Phase III, Vanke Fei Cui Dong Di Community, Linzi District, Zibo City, Shandong Province. The gross floor area of the house reaches 105.92 square meters. The Settlement Property 71 will be delivered in vacant possession by Zibo Wanjia Real Estate Co., Ltd. As the Settlement Property 71 was developed by Zibo Wanjia Real Estate Co., Ltd., the original acquisition cost of the Settlement Property 71 is not available.

		Parties	Subject matters, consideration and payment terms	Information relating to the Settlement Property
72.	Debt Settlement Agreement 72	<p>(1) Jinan Wanbao Shenghui Real Estate Development Co., Ltd. (濟南萬保盛輝房地產開發有限公司), as the vendor and debtor; and</p> <p>(2) Beijing Vanke Property Services Co., Ltd. Jinan Branch (a wholly-owned subsidiary of the Company)</p>	<p>The parties agree to offset the consideration of RMB395,319 of a total of 6 parking spaces with the right to use and 2 storage rooms (the “<b>Settlement Property 72</b>”) transferred by Jinan Wanbao Shenghui Real Estate Development Co., Ltd. to Beijing Vanke Property Services Co., Ltd. Jinan Branch on an equivalent basis with the outstanding payables of RMB395,319 in aggregate owed by Jinan Wanbao Shenghui Real Estate Development Co., Ltd. to Beijing Vanke Property Services Co., Ltd. Jinan Branch.</p>	<p>The Settlement Property 72 is the parking spaces with the right to use and storage rooms in Jinan Zhong Lu Mansion (濟南中麓府) project, which was developed and built by Jinan Wanbao Shenghui Real Estate Development Co., Ltd., and is located at Room 206, Unit 2, Building 15 and Room 228, Unit 2, Building 19, Phase I, Jinan Zhong Lu Mansion Community, Zhangqiu District, Jinan City, Shandong Province (storage rooms) and No. 526, No. 855, No. 972, No. 1093, No. 867 and No. 152, Garage, Basement First Floor, Phase I, Jinan Zhong Lu Mansion Community, Zhangqiu District, Jinan City, Shandong Province, with a total of 6 parking spaces and a total of 2 storage rooms. The gross floor area reaches 43.81 square meters. The Settlement Property 72 will be delivered in vacant possession by Jinan Wanbao Shenghui Real Estate Development Co., Ltd. As the Settlement Property 72 was developed by Jinan Wanbao Shenghui Real Estate Development Co., Ltd., the original acquisition cost of the Settlement Property 72 is not available.</p>
73.	Debt Settlement Agreement 73	<p>(1) Shandong Wanjian Real Estate Development Co., Ltd., as the vendor and debtor; and</p> <p>(2) Beijing Vanke Property Services Co., Ltd. Jinan Branch (a wholly-owned subsidiary of the Company)</p>	<p>The parties agree to offset the consideration of RMB647,000 of a total of 14 parking spaces with the right to use and 7 storage rooms (the “<b>Settlement Property 73</b>”) transferred by Shandong Wanjian Real Estate Development Co., Ltd. to Beijing Vanke Property Services Co., Ltd. Jinan Branch on an equivalent basis with the outstanding payables of RMB647,000 in aggregate owed by Shandong Wanjian Real Estate Development Co., Ltd. to Beijing Vanke Property Services Co., Ltd. Jinan Branch.</p>	<p>The Settlement Property 73 is the proprietary parking spaces and storage rooms in Jinan Vanke Time Glory Project, which was developed and built by Shandong Wanjian Real Estate Development Co., Ltd., and is located at 1-1-208; 1-1-210; 1-1-211; 1-1-212; 1-2-204; 1-2-211; 1-2-212; Jinan Vanke Time Glory Garden Community, Jiyang District, Jinan City, Shandong Province and F492; F500; F504; F582; F125; F175; F535; F536; F537; F538; F594; F567; F591; F592, Garage, Basement First Floor, Phase I, Jinan Vanke Time Glory Garden Community, Jiyang District, Jinan City, Shandong Province, with a total of 14 parking spaces and a total of 7 storage rooms. The Settlement Property 73 will be delivered in vacant possession by Jinan Shandong Wanjian Real Estate Development Co., Ltd. As the Settlement Property 73 was developed by Shandong Wanjian Real Estate Development Co., Ltd., the original acquisition cost of the Settlement Property 73 is not available.</p>

		Parties	Subject matters, consideration and payment terms	Information relating to the Settlement Property
74.	Debt Settlement Agreement 74	<p>(1) Linyi Lushang Jin Real Estate Co., Ltd. ( 臨沂魯商發展金置業有限公司 ), as the vendor and debtor; and</p> <p>(2) Qingdao Vanke Property Services Co., Ltd. Linyi Branch (a wholly-owned subsidiary of the Company).</p>	The parties agree to offset the consideration of RMB706,434 of a total of 1 commercial housing (the “ <b>Settlement Property 74</b> ”) transferred by Linyi Lushang Jin Real Estate Co., Ltd. to Qingdao Vanke Property Services Co., Ltd. Linyi Branch on an equivalent basis with the outstanding payables of RMB706,434 in aggregate owed by Linyi Lushang Jin Real Estate Co., Ltd. to Qingdao Vanke Property Services Co., Ltd. Linyi Branch.	The Settlement Property 74 is the commercial housing in Lushang Centre Dream Town Ruyuan ( 魯商萬科城如園 ) project, which was developed and built by Linyi Lushang Jin Real Estate Co., Ltd., and is located in C17-2-101, Ruyuan Community, Lushang Centre Dream Town, Lanshan District, Linyi City, Shandong Province. The gross floor area of the house reaches 76.43 square meters. The Settlement Property 74 will be delivered in vacant possession by Linyi Lushang Jin Real Estate Co., Ltd. As the Settlement Property 74 was developed by Linyi Lushang Jin Real Estate Co., Ltd., the original acquisition cost of the Settlement Property 74 is not available.
75.	Debt Settlement Agreement 75	<p>(1) Zibo Wanjia Property Co., Ltd., as the vendor and debtor;</p> <p>(2) Jinan Vanke Property Services Co., Ltd. (a wholly-owned subsidiary of the Company); and</p> <p>(3) Jinan Vanke Property Services Co., Ltd. Zibo Branch (a wholly-owned subsidiary of the Company)</p>	The parties agree to offset the consideration of RMB5,172,823 of a total of 2 residential properties and 1 shopping outlet (the “ <b>Settlement Property 75</b> ”) transferred by Zibo Wanjia Property Co., Ltd. to Jinan Vanke Property Services Co., Ltd. Zibo Branch on an equivalent basis with the outstanding payables of RMB5,172,823 in aggregate owed by Zibo Wanjia Property Co., Ltd. to Jinan Vanke Property Services Co., Ltd. Zibo Branch.	The Settlement Property 75 is a total of 2 residential properties and 1 shopping outlet in Fei Cui Dong Di project, which was developed and built by Zibo Wanjia Property Co., Ltd., and is located at 5-1-1701, 5-2-302, 1-2-210, Vanke Fei Cui Dong Di Community Phase III (萬科翡翠東第社區三期), Linzi District, Zibo City, Shandong Province. The gross floor area of the house reaches 535.21 square meters. The Settlement Property 75 will be delivered in vacant possession by Zibo Wanjia Property Co., Ltd. As the Settlement Property 75 was developed by Zibo Wanjia Property Co., Ltd., the original acquisition cost of the Settlement Property 75 is not available.

		Parties	Subject matters, consideration and payment terms	Information relating to the Settlement Property
76.	Debt Settlement Agreement 76	<p>(1) Jinan Chengke Property Co., Ltd. (濟南城科置業有限公司), Jinan Wanxiang Investment Co., Ltd. (濟南萬享投資有限公司), Jinan Wanchangyi Management Consultancy Co., Ltd. (濟南萬昌益管理諮詢有限公司), Jinan An Cheng Industrial Investment Co., Ltd. (濟南安城實業投資有限公司), as the debtor, collectively, the “<b>Jinan Debtor 1</b>”;</p> <p>(2) Jinan Vanke Property Services Co., Ltd. (a wholly-owned subsidiary of the Company); and</p> <p>(3) Jinan Wancang Property Co., Ltd. (濟南萬倉置業有限公司), as the vendor and debtor</p>	The parties agree to offset the consideration of RMB3,224,821 of a total of 1 commercial housing (the “ <b>Settlement Property 76</b> ”) transferred by Jinan Debtor 1 and Jinan Wancang Property Co., Ltd. to Jinan Vanke Property Services Co., Ltd. on an equivalent basis with the outstanding payables of RMB3,224,821 in aggregate owed by Jinan Wancang Property Co., Ltd. to Jinan Vanke Property Services Co., Ltd.	The Settlement Property 76 is the commercial housing in Xueshan Dream Town (雪山萬科城) project, which was developed and built by Jinan Wancang Property Co., Ltd., and is located at A13-20-1-901, Xueshan Dream Town, Licheng District, Jinan City, Shandong Province. The gross floor area of the house reaches 165.15 square meters. The Settlement Property 76 will be delivered in vacant possession by Jinan Wancang Property Co., Ltd. As the Settlement Property 76 was developed by Jinan Wancang Property Co., Ltd., the original acquisition cost of the Settlement Property 76 is not available.
77.	Debt Settlement Agreement 77	<p>(1) Zibo Wanying Real Estate Co., Ltd., as the vendor and debtor;</p> <p>(2) Jinan Vanke Property Services Co., Ltd. (a wholly-owned subsidiary of the Company), Shenzhen Wanrui Smart Technology Co., Ltd. (a wholly-owned subsidiary of the Company); and</p> <p>(3) Jinan Vanke Property Services Co., Ltd. Zibo Branch (a wholly-owned subsidiary of the Company)</p>	The parties agree to offset the consideration of RMB948,986 of a total of 1 commercial housing (the “ <b>Settlement Property 77</b> ”) transferred by Zibo Wanying Real Estate Co., Ltd. to Jinan Vanke Property Services Co., Ltd. on an equivalent basis with the outstanding payables of RMB948,986 in aggregate owed by Zibo Wanying Real Estate Co., Ltd. to Jinan Vanke Property Services Co., Ltd., Shenzhen Wanrui Smart Technology Co., Ltd. and Jinan Vanke Property Services Co., Ltd. Zibo Branch.	The Settlement Property 77 is the commercial housing in Xueshan Dream Town project, which was developed and built by Zibo Wanying Real Estate Co., Ltd., and is located at 17-2-1701, Vanke City Light Community Phase II (萬科城市之光社區 2 期), Zhangdian District, Zibo City, Shandong Province. The gross floor area of the house reaches 117.88 square meters. The Settlement Property 77 will be delivered by Zibo Wanying Real Estate Co., Ltd. upon completion. As the Settlement Property 77 was developed by Zibo Wanying Real Estate Co., Ltd., the original acquisition cost of the Settlement Property 77 is not available.

		Parties	Subject matters, consideration and payment terms	Information relating to the Settlement Property
78.	Debt Settlement Agreement 78	<p>(1) Chengdu Vanke Longjin Real Estate Co., Ltd. (成都萬科龍錦置業有限公司), as the vendor;</p> <p>(2) Chengdu Vanke Services Co., Ltd. (成都萬科物業服務有限公司) (a wholly-owned subsidiary of the Company); and</p> <p>(3) Chengdu Wanxing Industrial Town Real Estate Co., Ltd. as the debtor</p>	<p>The parties agree to offset the consideration of RMB120,000 of a total of 6 underground proprietary parking spaces (the “<b>Settlement Property 78</b>”) transferred by Chengdu Vanke Longjin Real Estate Co., Ltd. to Chengdu Vanke Services Co., Ltd. on an equivalent basis with the outstanding payables of RMB117,000 in aggregate owed by Chengdu Wanxing Industrial Town Real Estate Co., Ltd. to Chengdu Vanke Services Co., Ltd. The difference between the consideration of the Settlement Property 78 and the offset amount (i.e. RMB3,000) will be paid in cash.</p>	<p>The Settlement Property 78 is the proprietary parking spaces in the Golden City Community, Longquanyi District, Chengdu City, Sichuan Province project, which was developed and built by Chengdu Vanke Longjin Real Estate Co., Ltd., and is located in Unit 1, Basement, Golden City Community Phase II (金色城市小區二期). The Settlement Property 78 will be delivered in vacant possession by Chengdu Vanke Longjin Real Estate Co., Ltd. As the Settlement Property 78 was developed by Chengdu Vanke Longjin Real Estate Co., Ltd., the original acquisition cost of the Settlement Property 78 is not available.</p>
79.	Debt Settlement Agreement 79	<p>(1) Chengdu Dingjun Real Estate Co., Ltd. (成都鼎駿置業有限公司), as the vendor;</p> <p>(2) Shenzhen Onewo Business Enterprise Property Services Co., Ltd. Chengdu Branch (深圳萬物商企物業服務有限公司成都分公司) (a non-wholly-owned subsidiary of the Company), Beijing Onewo Business Enterprise Property Services Co., Ltd. Chengdu Branch (北京萬物商企物業服務有限公司成都分公司) (a non-wholly-owned subsidiary of the Company), Chengdu Vanke Services Co., Ltd. (a wholly-owned subsidiary of the Company) (collectively “<b>Xingyao Receivable Party 1</b>”);</p> <p>(3) Chengdu Wanhai Jinxin Real Estate Co., Ltd. (成都萬海錦新置業有限公司), Chengdu Wanchuan Real Estate Co., Ltd. (Industrial Complex) (成都萬川置業有限公司 (產辦)), Sichuan Chuanshang Real Estate Co., Ltd. (Industrial Complex) (四川川商置業有限公司 (產辦)) (as the debtors, collectively “<b>Xingyao Debtor 1</b>”)</p>	<p>The parties agree to offset the consideration of RMB357,000 of a total of 2 proprietary parking spaces (the “<b>Settlement Property 79</b>”) transferred by Chengdu Dingjun Real Estate Co., Ltd. to Chengdu Vanke Services Co., Ltd. on an equivalent basis with the outstanding payables of RMB356,000 in aggregate owed by Xingyao Debtor 1 to Xingyao Receivable Party 1. The difference between the consideration of the Settlement Property 79 and the offset amount (i.e. RMB1,000) will be paid in cash.</p>	<p>The Settlement Property 79 is the proprietary parking spaces in the Chengdu Xingyao Tianfu (星耀天府) project, which was developed and built by Chengdu Dingjun Real Estate Co., Ltd., and is located in Xingyao Tianfu Phase I. The Settlement Property 79 will be delivered in vacant possession by Chengdu Dingjun Real Estate Co., Ltd. As the Settlement Property 79 was developed by Chengdu Dingjun Real Estate Co., Ltd., the original acquisition cost of the Settlement Property 79 is not available.</p>

		Parties	Subject matters, consideration and payment terms	Information relating to the Settlement Property
80.	Debt Settlement Agreement 80	<p>(1) Chengdu Chengshi Real Estate Co., Ltd., ( 成都城實置業有限公司 ) as the vendor and debtor;</p> <p>(2) Beijing Onewo Business Enterprise Property Services Co., Ltd. Chengdu Branch (a non-wholly-owned subsidiary of the Company), Shenzhen Wanrui Smart Technology Co., Ltd. (a wholly-owned subsidiary of the Company), Shenzhen Onewo Business Enterprise Property Services Co., Ltd. Chengdu Branch (a non-wholly-owned subsidiary of the Company), Chengdu Vanke Services Co., Ltd. (a wholly-owned subsidiary of the Company) (collectively, “<b>Chuanyun Receivable Party 1</b>”); and</p> <p>(3) Chengdu Vanke Services Co., Ltd. (a wholly-owned subsidiary of the Company), as the purchaser</p>	<p>The parties agree to offset the consideration of RMB4,864,302 of a total of 18 apartments (the “<b>Settlement Property 80</b>”) transferred by Chengdu Chengshi Real Estate Co., Ltd. to Chengdu Vanke Services Co., Ltd. on an equivalent basis with the outstanding payables of RMB4,682,610.22 in aggregate owed by Chengdu Chengshi Real Estate Co., Ltd. to Chuanyun Receivable Party 1. The difference between the consideration of the Settlement Property 80 and the offset amount (i.e. RMB181,691.78), of which RMB18,000 will be paid in cash, and the remaining difference will be negotiated and deducted separately.</p>	<p>The Settlement Property 80 is the commercial housing in the Vanke Tianfu Park Town ( 萬科天府公園城 ) project, which was developed and built by Chengdu Chengshi Real Estate Co., Ltd., and is located in Tianfu Park Town, No. 1234, East Section of Tianjin Road, Shuangliu District, Chengdu. The gross floor area of the house reaches 580.70 square meters. The Settlement Property 80 will be delivered by Chengdu Chengshi Real Estate Co., Ltd. upon completion. As the Settlement Property 80 was developed by Chengdu Chengshi Real Estate Co., Ltd., the original acquisition cost of the Settlement Property 80 is not available.</p>
81.	Debt Settlement Agreement 81	<p>(1) Gangzhonglv (Shenyang) Real Estate Co., Ltd., as the vendor and debtor; and</p> <p>(2) Shenyang Vanke Services Co., Ltd. ( 瀋陽萬科物業服務有限公司 ) (a wholly-owned subsidiary of the Company)</p>	<p>The parties agree to offset the consideration of RMB236,475 of a total of 6 parking spaces with the right to use (the “<b>Settlement Property 81</b>”) transferred by Gangzhonglv (Shenyang) Real Estate Co., Ltd. to Shenyang Vanke Services Co., Ltd. on an equivalent basis with the outstanding payables of RMB236,475 in aggregate owed by Gangzhonglv (Shenyang) Real Estate Co., Ltd. to Shenyang Vanke Services Co., Ltd.</p>	<p>The Settlement Property 81 is the parking spaces with the right to use in the China Travel Dream Town project, which was developed and built by Gangzhonglv (Shenyang) Real Estate Co., Ltd., and is located in China Travel Dream Town Community Phase II, Hunnan District, Shenyang, totaling 6 parking spaces. The Settlement Property 81 will be delivered in vacant possession by Gangzhonglv (Shenyang) Real Estate Co., Ltd. As the Settlement Property 81 was developed by Gangzhonglv (Shenyang) Real Estate Co., Ltd., the original acquisition cost of the Settlement Property 81 is not available.</p>

		Parties	Subject matters, consideration and payment terms	Information relating to the Settlement Property
82.	Debt Settlement Agreement 82	<p>(1) Jilin Changfa Zhonghui Investment Co., Ltd. (吉林省長發中匯投資有限公司), Jilin Vanke Binjiang Real Estate Development Co., Ltd. (吉林市萬科濱江房地產開發有限公司), Changchun North Film City Real Estate Development Co., Ltd. (長春北方影都房地產開發有限公司), Changchun Wanzhen Real Estate Development Co., Ltd. (長春萬甄房地產開發有限公司), Changchun Changfa Wanze Real Estate Development Co., Ltd. (長春市長發萬澤房地產開發有限公司), Jilin Xinda Jindu Real Estate Co., Ltd. (吉林信達金都置業有限公司), Changchun Huixin Real Estate Development Co., Ltd. (長春匯鑫房地產開發有限公司), Changchun Vanke Jingcheng Real Estate Development Co., Ltd. (長春萬科京誠房地產開發有限公司), as the debtors (collectively, “Jilin Debtor 1”);</p> <p>(2) Changchun Vanke Property Services Co., Ltd. (長春萬科物業服務有限公司) (a wholly-owned subsidiary of the Company), Beijing Vanke Property Services Co., Ltd. Jilin Songhua Branch (北京萬科物業服務有限公司吉林市松花分公司) (a wholly-owned subsidiary of the Company); and</p> <p>(3) Changchun Changfa Wanze Real Estate Development Co., Ltd., as the vendor</p>	<p>The parties agree to offset the consideration of RMB1,230,000 of a total of 9 parking spaces with the right to use (the “<b>Settlement Property 82</b>”) transferred by Changchun Changfa Wanze Real Estate Development Co., Ltd. to Changchun Vanke Property Services Co., Ltd. and Beijing Vanke Property Services Co., Ltd. Jilin Songhua Branch on an equivalent basis with the outstanding payables of RMB1,070,320.36 in aggregate owed by Jilin Debtor 1 to Changchun Vanke Property Services Co., Ltd. and Beijing Vanke Property Services Co., Ltd. Jilin Songhua Branch. The difference between the consideration of the Settlement Property 82 and the offset amount (i.e. RMB159,679.64) will be paid by Changchun Vanke Real Estate Management Co., Ltd. and Beijing Vanke Property Services Co., Ltd. Jilin Songhua Branch to Changchun Changfa Wanze Real Estate Development Co., Ltd. within the time stipulated in the contract.</p>	<p>The Settlement Property 82 is a total of 9 parking spaces with the right to use in the Rongguang Road (榮光路) project, which was developed and built by Changchun Changfa Wanze Real Estate Development Co., Ltd., and is located at No. 59, Rongguang Road, Changfa Vanke, Changchun. The Settlement Property 82 will be delivered in vacant possession by Changchun Changfa Wanze Real Estate Development Co., Ltd. As the Settlement Property 82 was developed by Changchun Changfa Wanze Real Estate Development Co., Ltd., the original acquisition cost of the Settlement Property 82 is not available.</p>



		Parties	Subject matters, consideration and payment terms	Information relating to the Settlement Property
83.	Debt Settlement Agreement 83	<p>(1) Jilin Songhua Lake Real Estate Co., Ltd. (吉林松花湖置業有限公司), Changchun Changfa Wanze Real Estate Development Co., Ltd., as the debtors;</p> <p>(2) Changchun Vanke Property Services Co., Ltd. (a wholly-owned subsidiary of the Company); and</p> <p>(3) Jilin Changfa Zhonghui Investment Co., Ltd., as the vendor</p>	The parties agree to offset the consideration of RMB467,200 of a total of 6 parking spaces with the right to use (the “ <b>Settlement Property 83</b> ”) transferred by Jilin Changfa Zhonghui Investment Co., Ltd. to Changchun Vanke Property Services Co., Ltd. on an equivalent basis with the outstanding payables of RMB467,200 in aggregate owed by Jilin Songhua Lake Real Estate Co., Ltd. and Changchun Changfa Wanze Real Estate Development Co., Ltd. to Changchun Vanke Property Services Co., Ltd..	The Settlement Property 83 is the parking spaces with the right to use in the Times Metropolis (時代都會) project, which was developed and built by Jilin Changfa Zhonghui Investment Co., Ltd., and is located in Vanke Times Metropolis Phase I, Kuancheng District, Changchun City, Jilin Province, totaling 6 parking spaces. The Settlement Property 83 will be delivered in vacant possession by Jilin Changfa Zhonghui Investment Co., Ltd. As the Settlement Property 83 was developed by Jilin Changfa Zhonghui Investment Co., Ltd., the original acquisition cost of the Settlement Property 83 is not available.
84.	Debt Settlement Agreement 84	<p>(1) Shenyang Vanke Hengxiang Land Co., Ltd. (瀋陽萬科恒祥置地有限公司), as the vendor;</p> <p>(2) Anshan Huayun Real Estate Co., Ltd. (鞍山華運置業有限公司), Shenyang Vanke Zhengming Real Estate Co., Ltd. (瀋陽萬科正明置業有限公司), Dalian Huizhi Real Estate Development Co., Ltd. (大連匯智房地產開發有限公司), Dalian Meilian Real Estate Development Co., Ltd. (大連美聯房地產開發有限公司), Dalian Wanxing Real Estate Co., Ltd. (大連萬興置業有限公司), Dalian Vanke Paradiso Development Co., Ltd. (大連萬科金域藍灣開發有限公司) and Dalian Shengshi Real Estate Development Co., Ltd. (大連盛世房地產開發有限公司), as the debtors (collectively, “<b>Dalian Debtor 1</b>”); and</p> <p>(3) Dalian Vanke Property Services Co., Ltd. (大連萬科物業服務有限公司) (a wholly-owned subsidiary of the Company), Shenyang Vanke Services Co., Ltd. (a wholly-owned subsidiary of the Company), Anshan Vanke Property Services Co., Ltd. (鞍山萬科物業服務有限公司) (a wholly-owned subsidiary of the Company) (collectively, “<b>Dalian Receivable Party 1</b>”)</p>	The parties agree to offset the consideration of RMB3,770,000 of a total of 29 parking spaces with the right to use (the “ <b>Settlement Property 84</b> ”) transferred by Shenyang Vanke Hengxiang Land Co., Ltd. to Dalian Vanke Property Services Co., Ltd. and Shenyang Vanke Services Co., Ltd. on an equivalent basis with the outstanding payables of RMB3,769,991.14 in aggregate owed by Dalian Debtor 1 to Dalian Receivable Party 1. The difference between the consideration of the Settlement Property 84 and the offset amount (i.e. RMB8.86) will be paid by Dalian Vanke Property Services Co., Ltd. to Shenyang Vanke Hengxiang Land Co., Ltd. within the timeframe stipulated in the contract.	The Settlement Property 84 is the parking spaces with the right to use in the Shenyang Vanke Chunheli project, which was developed and built by Shenyang Vanke Hengxiang Land Co., Ltd., and is located in Chunheli Garden Community, Shenhe District, Shenyang City, Liaoning Province, totaling 29 parking spaces. The Settlement Property 84 will be delivered in vacant possession by Shenyang Vanke Hengxiang Land Co., Ltd. As the Settlement Property 84 was developed by Shenyang Vanke Hengxiang Land Co., Ltd., the original acquisition cost of the Settlement Property 84 is not available.

		Parties	Subject matters, consideration and payment terms	Information relating to the Settlement Property
85.	Debt Settlement Agreement 85	<p>(1) Harbin Wansheng Real Estate Development Co., Ltd. ( 哈爾濱萬晟房地產開發有限公司 ), as the vendor;</p> <p>(2) Harbin Wanguan Real Estate Co., Ltd. ( 哈爾濱萬冠置業有限公司 ), Dalian Meilian Real Estate Development Co., Ltd., Dalian Cherry Blossom Development Co., Ltd. ( 大連櫻花園開發有限公司 ), Dalian Vanke Paradiso Development Co., Ltd. and Dalian Shengshi Real Estate Development Co., Ltd., as the debtors (collectively, “<b>Harbin Debtor 1</b>”); and</p> <p>(3) Dalian Vanke Property Services Co., Ltd. (a wholly-owned subsidiary of the Company) and Harbin Vanke Property Services Co., Ltd. ( 哈爾濱萬科物業服務有限公司 ) (a wholly-owned subsidiary of the Company) (collectively, “<b>Harbin Receivable Party 1</b>”)</p>	<p>The parties agree to offset the consideration of RMB648,000 of a total of 7 parking spaces with the right to use (the “<b>Settlement Property 85</b>”) transferred by Harbin Wansheng Real Estate Development Co., Ltd. to Harbin Vanke Property Services Co., Ltd. on an equivalent basis with the outstanding payables of RMB647,815.03 in aggregate owed by Harbin Debtor 1 to Harbin Receivable Party 1. The difference between the consideration of the Settlement Property 85 and the offset amount (i.e. RMB184.97) will be paid by Harbin Vanke Property Services Co., Ltd. to Harbin Wansheng Real Estate Development Co., Ltd. within the timeframe stipulated in the contract.</p>	<p>The Settlement Property 85 is a total of 7 parking spaces with the right to use in the Harbin Jinyuyuefu ( 哈爾濱金域悅府 ) project developed and built by Harbin Wansheng Real Estate Development Co., Ltd., and is located in Basement level 1 of Garage, No. 1 plot, Vanke Jinyuyuefu Community Phase III, Xiangfang District, Harbin City, Heilongjiang Province. The Settlement Property 85 will be delivered in vacant possession by Harbin Wansheng Real Estate Development Co., Ltd. As the Settlement Property 85 was developed by Harbin Wansheng Real Estate Development Co., Ltd., the original acquisition cost of the Settlement Property 85 is not available.</p>

		Parties	Subject matters, consideration and payment terms	Information relating to the Settlement Property
86.	Debt Settlement Agreement 86	<p>(1) Shenyang Vanke Hengxiang Land Co., Ltd., as the vendor;</p> <p>(2) Shenyang Yuanbei Real Estate Co., Ltd. (瀋陽遠北置業有限公司), Shenyang Vanke Jinshengya Cultural Industry Development Co., Ltd. (瀋陽萬科金晟雅文化產業發展有限公司), Vanke (Shenyang) Enterprise Management Co., Ltd. (萬科(瀋陽)企業管理有限公司), Shenyang Vanke Fuhua Real Estate Development Co., Ltd. (瀋陽萬科富華房地產開發有限公司), Shenyang Vanke Wanxi Enterprise Management Co., Ltd. (瀋陽萬科萬西企業管理有限公司), Shenyang Vanke Yong'an Commercial Management Co., Ltd. (瀋陽萬科永安商業管理有限公司), Shenyang Hunnan District Xinzhongke Experimental School (瀋陽市渾南區新中科實驗學校), Dalian Wanshang Real Estate Co., Ltd. (大連萬上置業有限公司), Dalian Neihai Real Estate Development Co., Ltd. (大連內海房地產開發有限公司), Dalian Wanshijia Real Estate Development Co., Ltd. (大連萬世華房地產開發有限公司), Dalian Wanhua Real Estate Co., Ltd. (大連萬航置業有限公司), Harbin Wanguan Real Estate Co., Ltd. and Harbin Wansheng Real Estate Development Co., Ltd., as the debtors (collectively, “<b>Shenyang Debtor 1</b>”); and</p> <p>(3) Shenzhen Onewo Business Enterprise Property Services Co., Ltd. Shenyang Branch (深圳萬物商企物業服務有限公司瀋陽分公司) (a non-wholly-owned subsidiary of the Company), Shenzhen Onewo Business Enterprise Property Services Co., Ltd. Dalian Branch (深圳萬物商企物業服務有限公司大連分公司) (a non-wholly-owned subsidiary of the Company), Shenzhen Onewo Business Enterprise Property Services Co., Ltd. Changchun Branch (深圳萬物商企物業服務有限公司長春分公司) (a non-wholly-owned subsidiary of the Company) (collectively, “<b>Shenyang Receivable Party 1</b>”)</p>	<p>The parties agree to offset the consideration of RMB7,280,000 of a total of 56 parking spaces with the right to use (the “<b>Settlement Property 86</b>”) transferred by Shenyang Vanke Hengxiang Land Co., Ltd. to Shenzhen Onewo Business Enterprise Property Services Co., Ltd. Shenyang Branch on an equivalent basis with the outstanding payables of RMB7,278,058.91 in aggregate owed by Shenyang Debtor 1 to Shenyang Receivable Party 1. The difference between the consideration of the Settlement Property 86 and the offset amount (i.e. RMB1,941.09) will be paid by Shenzhen Onewo Business Enterprise Property Services Co., Ltd. Shenyang Branch to Shenyang Vanke Hengxiang Land Co., Ltd. within the timeframe stipulated in the contract.</p>	<p>The Settlement Property 86 is the parking spaces with the right to use in the Shenyang Vanke Chunheli project, which was developed and built by Shenyang Vanke Hengxiang Land Co., Ltd., and is located in Chunheli Garden Community, Shenhe District, Shenyang City, Liaoning Province, totaling 56 parking spaces. The Settlement Property 86 will be delivered in vacant possession by Shenyang Vanke Hengxiang Land Co., Ltd. As the Settlement Property 86 was developed by Shenyang Vanke Hengxiang Land Co., Ltd., the original acquisition cost of the Settlement Property 86 is not available.</p>

		Parties	Subject matters, consideration and payment terms	Information relating to the Settlement Property
87.	Debt Settlement Agreement 87	<p>(1) Shenyang Vanke Hengxiang Land Co., Ltd., as the vendor;</p> <p>(2) Shenyang Vanke Hengxiang Land Co., Ltd., Shenyang Vanke Chenyang Real Estate Co., Ltd. ( 瀋陽萬科宸陽置業有限公司 ), Panjin Vanke Xinsheng Real Estate Co., Ltd., Shenyang Vanke Yuanbei Real Estate Co., Ltd. ( 瀋陽萬科遠北置業有限公司 ), Shenyang Vanke Wandao Industrial Development and Construction Co., Ltd. ( 瀋陽萬科萬道產業開發建設有限公司 ), Anshan Huayun Real Estate Co., Ltd., as debtors (collectively, “<b>Shenyang Debtor 2</b>”); and</p> <p>(3) Shenyang Vanke Services Co., Ltd. (a wholly-owned subsidiary of the Company)</p>	<p>The parties agree to offset the consideration of RMB1,560,000 of a total of 12 parking spaces with the right to use (the “<b>Settlement Property 87</b>”) transferred by Shenyang Vanke Hengxiang Land Co., Ltd. to Shenyang Vanke Services Co., Ltd. on an equivalent basis with the outstanding payables of RMB1,571,510.41 in aggregate owed by Shenyang Debtor 2 to Shenyang Vanke Services Co., Ltd. The difference between the consideration of the Settlement Property 87 and the offset amount (i.e., RMB11,510.41) will be paid to Shenyang Vanke Services Co., Ltd. in cash in a lump sum by Shenyang Vanke Hengxiang Land Co., Ltd. within 30 days upon the completion of payment of offset amount.</p>	<p>The Settlement Property 87 is the parking spaces with the right to use in the Shenyang Vanke Chunheli ( 瀋陽萬科春河里 ) project, which was developed and built by Shenyang Vanke Hengxiang Land Co., Ltd., and is located in Chunheli Garden Community, Shenhe District, Shenyang City, Liaoning Province, totaling 12 parking spaces. The Settlement Property 87 will be delivered in vacant possession by Shenyang Vanke Hengxiang Land Co., Ltd. As the Settlement Property 87 was developed by Shenyang Vanke Hengxiang Land Co., Ltd., the original acquisition cost of the Settlement Property 87 is not available.</p>
88.	Debt Settlement Agreement 88	<p>(1) Changchun North Film City Real Estate Development Co., Ltd., as the vendor and debtor;</p> <p>(2) Shenzhen Onewo Business Enterprise Property Services Co., Ltd. Changchun Branch (a wholly-owned subsidiary of the Company)</p>	<p>The parties agree to offset the consideration of RMB360,000 of a total of 9 parking spaces with the right to use (the “<b>Settlement Property 88</b>”) transferred by Changchun North Film City Real Estate Development Co., Ltd. to Shenzhen Onewo Business Enterprise Property Services Co., Ltd. Changchun Branch on an equivalent basis with the outstanding payables of RMB360,000 in aggregate owed by Changchun North Film City Real Estate Development Co., Ltd. to Shenzhen Onewo Business Enterprise Property Services Co., Ltd. Changchun Branch.</p>	<p>The Settlement Property 88 is the parking spaces with the right to use in the Starlight City project, which was developed and built by Changchun North Film City Real Estate Development Co., Ltd., and is located in Starlight City Phase II, Nanguan District, Changchun City, Jilin Province, totaling 9 parking spaces. The Settlement Property 88 will be delivered by Changchun North Film City Real Estate Development Co., Ltd. upon completion. As the Settlement Property 88 was developed by Changchun North Film City Real Estate Development Co., Ltd., the original acquisition cost of the Settlement Property 88 is not available.</p>

		Parties	Subject matters, consideration and payment terms	Information relating to the Settlement Property
89.	Debt Settlement Agreement 89	<p>(1) Harbin Wanguan Real Estate Co., Ltd., Harbin Tongnange Real Estate Co., Ltd. ( 哈爾濱桐楠格置業有限責任公司 ), Harbin Wansheng Real Estate Development Co., Ltd., as the debtors (collectively, “<b>Harbin Debtor 2</b>”);</p> <p>(2) Harbin Vanke Property Services Co., Ltd. (a wholly-owned subsidiary of the Company); and</p> <p>(3) Harbin Wanguan Real Estate Co., Ltd., as the vendor)</p>	The parties agree to offset the consideration of RMB721,470 of a total of 1 commercial housing (the “ <b>Settlement Property 89</b> ”) transferred by Harbin Wanguan Real Estate Co., Ltd. to Harbin Vanke Property Services Co., Ltd. on an equivalent basis with the outstanding payables of RMB721,470 in aggregate owed by Harbin Debtor 2 to Harbin Vanke Property Services Co., Ltd.	The Settlement Property 89 is the commercial housing in the Smart Future City ( 智慧未來城 ) project, which was developed and built by Harbin Wanguan Real Estate Co., Ltd., and is located at Room 302, Unit 1, Building 1, Plot C, Smart Future City, Xiangfang District, Harbin City, Heilongjiang Province. The gross floor area of the house reaches 75.12 square meters. The Settlement Property 89 will be delivered in vacant possession by Harbin Wanguan Real Estate Co., Ltd. As the Settlement Property 89 was developed by Harbin Wanguan Real Estate Co., Ltd., the original acquisition cost of the Settlement Property 89 is not available.

		Parties	Subject matters, consideration and payment terms	Information relating to the Settlement Property
90.	Debt Settlement Agreement 90	<p>(1) Changchun Xichen Real Estate Development Co., Ltd. ( 長 春 市 西 宸 房 地 產 開 發 有 限 公 司 ), Changchun Wanxiao Real Estate Development Co., Ltd. ( 長 春 萬 曉 房 地 產 開 發 有 限 公 司 ), as the debtors;</p> <p>(2) Changchun Vanke Property Services Co., Ltd. (a wholly-owned subsidiary of the Company); and</p> <p>(3) Changchun Wanxiao Real Estate Development Co., Ltd., as the vendor</p>	The parties agree to offset the consideration of RMB2,986,315 of a total of 2 commercial housings (the “ <b>Settlement Property 90</b> ”) transferred by Changchun Wanxiao Real Estate Development Co., Ltd. to Changchun Vanke Property Services Co., Ltd. on an equivalent basis with the outstanding payables of RMB2,986,315 in aggregate owed by Changchun Xichen Real Estate Development Co., Ltd. and Changchun Wanxiao Real Estate Development Co., Ltd. to Changchun Vanke Property Services Co., Ltd.	The Settlement Property 90 is the commercial housings in the Changchun Vanke Zitai ( 長 春 萬 科 紫 台 ) project, which was developed and built by Changchun Wanxiao Real Estate Development Co., Ltd., and is located at Room 1404, Building 2 and Room 204, Building 2, Changchun Vanke Zitai, Nanguan District, Changchun City, Jilin Province. The gross floor area of the houses reaches 247.64 square meters. The Settlement Property 90 will be delivered by Changchun Wanxiao Real Estate Development Co., Ltd. upon completion. As the Settlement Property 90 was developed by Changchun Wanxiao Real Estate Development Co., Ltd., the original acquisition cost of the Settlement Property 90 is not available.
91.	Debt Settlement Agreement 91	<p>(1) Changchun Xichen Real Estate Development Co., Ltd., Changchun Vanke Metro Real Estate Development Co., Ltd. ( 長 春 萬 科 地 鐵 置 業 發 展 有 限 公 司 ), Changchun Wanxiao Real Estate Development Co., Ltd., as the debtors (collectively “<b>Changchun Debtor 2</b>”);</p> <p>(2) Changchun Vanke Property Services Co., Ltd. (a wholly-owned subsidiary of the Company); and</p> <p>(3) Changchun Wanxiao Real Estate Development Co., Ltd., as the vendor</p>	The parties agree to offset the consideration of RMB1,947,465 of a total of 1 commercial housing (the “ <b>Settlement Property 91</b> ”) transferred by Changchun Wanxiao Real Estate Development Co., Ltd. to Changchun Vanke Property Services Co., Ltd. on an equivalent basis with the outstanding payables of RMB1,866,934.95 in aggregate owed by Changchun Debtor 2 to Changchun Vanke Property Services Co., Ltd. The difference between the consideration of the Settlement Property 91 and the offset amount (i.e., RMB80,530.05) will be deducted by a separate agreement as agreed in the contract between Changchun Debtor 2 and Changchun Vanke Property Services Co., Ltd.	The Settlement Property 91 is the commercial housing in the Changchun Vanke Zitai project, which was developed and built by Changchun Wanxiao Real Estate Development Co., Ltd., and is located at Room 1704, Unit 2, Building 5, Changchun Vanke Zitai Community, Nanguan District, Changchun City, Jilin Province. The gross floor area of the house reaches 144.78 square meters. The Settlement Property 91 will be delivered by Changchun Wanxiao Real Estate Development Co., Ltd. upon completion. As the Settlement Property 91 was developed by Changchun Wanxiao Real Estate Development Co., Ltd., the original acquisition cost of the Settlement Property 91 is not available.

		Parties	Subject matters, consideration and payment terms	Information relating to the Settlement Property
92.	Debt Settlement Agreement 92	<p>(1) Changchun Wanxiang Real Estate Development Co., Ltd., ( 長春萬巷房地產開發有限公司 ) as the vendor and debtor; and</p> <p>(2) Changchun Vanke Property Services Co., Ltd. (a wholly-owned subsidiary of the Company)</p>	<p>The parties agree to offset the consideration of RMB584,568 of a total of 1 commercial housing (the “<b>Settlement Property 92</b>”) transferred by Changchun Wanxiang Real Estate Development Co., Ltd. to Changchun Vanke Property Services Co., Ltd. on an equivalent basis with the outstanding payables of RMB239,491.39 in aggregate owed by Changchun Wanxiang Real Estate Development Co., Ltd. to Changchun Vanke Property Services Co., Ltd. The difference between the consideration of the Settlement Property 92 and the offset amount (i.e. RMB345,076.61) will be deducted by a separate agreement as agreed in the contract between the parties.</p>	<p>The Settlement Property 92 is the commercial housing in the Changchun Vanke Cuihu Chunxiao ( 長春萬科翠湖春曉 ) project, which was developed and built by Changchun Wanxiang Real Estate Development Co., Ltd., and is located at Room 302, Unit 1, Building 14, Vanke Cuihu Chunxiao, beside Xinlicheng Reservoir Administration Bureau, Xinlicheng Town, Jingyue District, Changchun City, Jilin Province. The gross floor area of the house reaches 112.96 square meters. The Settlement Property 92 will be delivered in vacant possession by Changchun Wanxiang Real Estate Development Co., Ltd. As the Settlement Property 92 was developed by Changchun Wanxiang Real Estate Development Co., Ltd., the original acquisition cost of the Settlement Property 92 is not available.</p>



		Parties	Subject matters, consideration and payment terms	Information relating to the Settlement Property
93.	Debt Settlement Agreement 93	<p>(1) Gongzhuling Qingyifang Vanke Real Estate Development Co., Ltd., as the vendor and debtor; and</p> <p>(2) Changchun Vanke Property Services Co., Ltd. (a wholly-owned subsidiary of the Company)</p>	<p>The parties agree to offset the consideration of RMB1,536,731 of a total of 3 commercial housings (the “<b>Settlement Property 93</b>”) transferred by Gongzhuling Qingyifang Vanke Real Estate Development Co., Ltd. to Changchun Vanke Property Services Co., Ltd. on an equivalent basis with the outstanding payables of RMB1,536,731.00 in aggregate owed by Gongzhuling Qingyifang Vanke Real Estate Development Co., Ltd. to Changchun Vanke Property Services Co., Ltd.</p>	<p>The Settlement Property 93 is the commercial housings located in the Changchun Vanke Sunflower Dongjun ( 長春萬科向日葵東 郡 ) project, which was developed and built by Gongzhuling Qingyifang Vanke Real Estate Development Co., Ltd., and is located at Room 806, Unit 3, Building 6, Room 1206, Unit 3, Building 6 and Room 1205, Unit 3, Building 10, Changchun Vanke Guanghe Town Phase III, Fanjiatun Town, Gongzhuling City, Changchun City, Jilin Province. The gross floor area of the houses reaches 289.54 square meters. The Settlement Property 93 will be delivered in vacant possession by Gongzhuling Qingyifang Vanke Real Estate Development Co., Ltd. As the Settlement Property 93 was developed by Gongzhuling Qingyifang Vanke Real Estate Development Co., Ltd., the original acquisition cost of the Settlement Property 93 is not available.</p>
94.	Debt Settlement Agreement 94	<p>(1) Changchun Cinda Fengrui Real Estate Development Co., Ltd. ( 長春信達豐瑞房地產開發有限公司 ), as the vendor and debtor; and</p> <p>(2) Changchun Vanke Property Services Co., Ltd. (a wholly-owned subsidiary of the Company)</p>	<p>The parties agree to offset the consideration of RMB1,659,630 of a total of 1 commercial housing (the “<b>Settlement Property 94</b>”) transferred by Changchun Cinda Fengrui Real Estate Development Co., Ltd. to Changchun Vanke Property Services Co., Ltd. on an equivalent basis with the outstanding payables of RMB1,008,796.15 in aggregate owed by Changchun Cinda Fengrui Real Estate Development Co., Ltd. to Changchun Vanke Property Services Co., Ltd. The difference between the consideration of the Settlement Property 94 and the offset amount (i.e. RMB650,833.85) will be deducted by a separate agreement as agreed in the contract between the parties.</p>	<p>The Settlement Property 94 is the commercial housing in the Changchun Vanke Jade College ( 長春萬科翡翠學院 ) project, which was developed and built by Changchun Cinda Fengrui Real Estate Development Co., Ltd., and is located at Room 301, Building 40, Cinda Vanke Feicui Academy Phase II, Chaoyang District, Changchun City, Jilin Province. The gross floor area of the house reaches 142.38 square meters. The Settlement Property 94 will be delivered by Changchun Cinda Fengrui Real Estate Development Co., Ltd. upon completion. As the Settlement Property 94 was developed by Changchun Cinda Fengrui Real Estate Development Co., Ltd., the original acquisition cost of the Settlement Property 94 is not available.</p>

		Parties	Subject matters, consideration and payment terms	Information relating to the Settlement Property
95.	Debt Settlement Agreement 95-1 and 95-2	<p>(1) Changchun Wanhao Real Estate Development Co., Ltd., as the vendor and debtor; and</p> <p>(2) Changchun Vanke Property Services Co., Ltd. (a wholly-owned subsidiary of the Company)</p>	<p>The parties respectively agree to (1) offset the consideration of RMB1,437,439 of a total of 1 commercial housing (the “<b>Settlement Property 95-1</b>”) transferred by Changchun Wanhao Real Estate Development Co., Ltd. to Changchun Vanke Property Services Co., Ltd. on an equivalent basis with the outstanding payables of RMB1,427,159.98 in aggregate owed by Changchun Wanhao Real Estate Development Co., Ltd. to Changchun Vanke Property Services Co., Ltd. The difference between the consideration of the Settlement Property 95-1 and the offset amount (i.e. RMB10,279.02) will be deducted by a separate agreement as agreed in the contract between the parties; and (2) offset the consideration of RMB1,459,726 of a total of 1 commercial housing (the “<b>Settlement Property 95-2</b>”) transferred by Changchun Wanhao Real Estate Development Co., Ltd. to Changchun Vanke Property Services Co., Ltd. on an equivalent basis with the outstanding payables of RMB1,459,486.87 in aggregate owed by Changchun Wanhao Real Estate Development Co., Ltd. to Changchun Vanke Property Services Co., Ltd. The difference between the consideration of the Settlement Property 95-2 and the offset amount (i.e. RMB239.13) will be deducted by a separate agreement as agreed in the contract between the parties.</p>	<p>The Settlement Property 95-1 and Settlement Property 95-2 are the commercial housings in the Changchun Vanke Zitai project, which was developed and built by Changchun Wanhao Real Estate Development Co., Ltd., and is located at Room 302, Unit 1, Building 2 and Room 402, Unit 1, Building 2, Changchun Vanke Zitai Community, Nanguan District, Changchun City, Jilin Province. The gross floor area of the houses reaches 123.82 square meters and 123.82 square meters respectively. The Settlement Property 95-1 and Settlement Property 95-2 will be delivered by Changchun Wanhao Real Estate Development Co., Ltd. upon completion. As the Settlement Property 95-1 and Settlement Property 95-2 were developed by Changchun Wanhao Real Estate Development Co., Ltd., the original acquisition cost of the Settlement Property 95-1 and Settlement Property 95-2 is not available.</p>

		Parties	Subject matters, consideration and payment terms	Information relating to the Settlement Property
96.	Debt Settlement Agreement 96	<p>(1) Gangzhonglv (Shenyang) Real Estate Co., Ltd., as the vendor and debtor; and</p> <p>(2) Shenyang Vanke Services Co., Ltd. (a wholly-owned subsidiary of the Company)</p>	<p>The parties agree to offset the consideration of RMB864,749 of a total of 1 commercial housing and a total of 5 parking spaces with the right to use (the “<b>Settlement Property 96</b>”) transferred by Gangzhonglv (Shenyang) Real Estate Co., Ltd. to Shenyang Vanke Services Co., Ltd. on an equivalent basis with the outstanding payables of RMB864,751 in aggregate owed by Gangzhonglv (Shenyang) Real Estate Co., Ltd. to Shenyang Vanke Services Co., Ltd. The difference involved shall be paid separately by Gangzhonglv (Shenyang) Real Estate to Shenyang Vanke Services Co., Ltd..</p>	<p>The Settlement Property 96 is the commercial housing and parking space with the right to use in the China Travel Dream Town, Shenyang project, which was developed and built by Gangzhonglv (Shenyang) Real Estate Co., Ltd., and the commercial housing is located at 2-6-1, Building C27#, China Travel Dream Town Community Phase III, Hunnan District, Shenyang City, Liaoning Province and parking space is located at Phase I, Phase II and Phase III of China Travel Dream Town Community, Hunnan District, Shenyang City, Liaoning Province. The Settlement Property 96 will be delivered by Gangzhonglv (Shenyang) Real Estate Co., Ltd. upon completion. As the Settlement Property 96 was developed by Gangzhonglv (Shenyang) Real Estate Co., Ltd., the original acquisition cost of the Settlement Property 96 is not available.</p>

		Parties	Subject matters, consideration and payment terms	Information relating to the Settlement Property
97.	Debt Settlement Agreement 97	<p>(1) Gangzhonglv (Shenyang) Real Estate Co., Ltd., as the vendor and debtor; and</p> <p>(2) Shenyang Vanke Services Co., Ltd. (a wholly-owned subsidiary of the Company)</p>	<p>The parties agree to offset the consideration of RMB1,464,277 of a total of 2 commercial housing and a total of 2 parking spaces with the right to use (the “<b>Settlement Property 97</b>”) transferred by Gangzhonglv (Shenyang) Real Estate Co., Ltd. to Shenyang Vanke Services Co., Ltd. on an equivalent basis with the outstanding payables of RMB1,464,277 in aggregate owed by Gangzhonglv (Shenyang) Real Estate Co., Ltd. to Shenyang Vanke Services Co., Ltd.</p>	<p>The Settlement Property 97 is the commercial housing and parking spaces with the right to use in the China Travel Dream Town project, which was developed and built by Gangzhonglv (Shenyang) Real Estate Co., Ltd., and the commercial housing is located at 2-2-2, Building C27 and 2-7-2, Building C27, China Travel Dream Town Community Phase III, Hunnan District, Shenyang City, Liaoning Province, and the parking spaces are located at EC-C198 and C199, China Travel Dream Town Community Phase III, Hunnan District, Shenyang City, Liaoning Province. The gross floor area of the commercial housing reaches 192.14 square meters with a total of 2 parking spaces. The Settlement Property 97 will be delivered by Gangzhonglv (Shenyang) Real Estate Co., Ltd. upon completion. As the Settlement Property 97 was developed by Gangzhonglv (Shenyang) Real Estate Co., Ltd., the original acquisition cost of the Settlement Property 97 is not available.</p>
98.	Debt Settlement Agreement 98	<p>(1) Xuzhou Wanyou Real Estate Co., Ltd. ( 徐州萬佑置業有限公司 ), Xuzhou Wanzhong Real Estate Co., Ltd. ( 徐州萬眾置業有限公司 ) and Xuzhou Wanzhe Real Estate Co., Ltd. ( 徐州萬喆置業有限公司 ), as the debtors (collectively, “<b>Wanliang Debtors 1</b>”);</p> <p>(2) Xuzhou Wanyou Real Estate Co., Ltd., as the vendor; and</p> <p>(3) Nanjing Vanke Property Management Co., Ltd. Xuzhou Branch ( 南京萬科物業管理有限公司徐州分公司 ) (a wholly-owned subsidiary of the Company), as the receivable party</p>	<p>The parties agree to offset the consideration of RMB1,965,373 of a total of 1 commercial housing (the “<b>Settlement Property 98</b>”) transferred by Xuzhou Wanyou Real Estate Co., Ltd. to Nanjing Vanke Property Management Co., Ltd. Xuzhou Branch on an equivalent basis with the outstanding payables of RMB1,860,901 in aggregate owed by Wanliang Debtors 1 to Nanjing Vanke Property Management Co., Ltd. Xuzhou Branch. The difference between the consideration of the Settlement Property 98 and the offset amount (i.e. RMB104,472) will be paid in cash as stipulated in the contract.</p>	<p>The Settlement Property 98 is the commercial housing in the Cuiwan Garden ( 翠灣花園 ) project, which was developed and built by Xuzhou Wanyou Real Estate Co., Ltd., and is located in No. 22 Fuqiang Road, Yunlong District, Xuzhou City, the PRC. The gross floor area of the house reaches 125.87 square meters. The Settlement Property 98 will be delivered by Xuzhou Wanyou Real Estate Co., Ltd. upon completion. As the Settlement Property 98 was developed by Xuzhou Wanyou Real Estate Co., Ltd., the original acquisition cost of the Settlement Property 98 is not available.</p>

		Parties	Subject matters, consideration and payment terms	Information relating to the Settlement Property
99.	Debt Settlement Agreement 99	<p>(1) Harbin Wanwusheng Real Estate Co., Ltd. (哈爾濱萬物升置業有限公司), as the debtor;</p> <p>(2) Harbin Shenha Industrial Park Industrial City Investment Development Co., Ltd. (哈爾濱深哈產業園產城投資開發有限公司), as the vendor developer; and</p> <p>(3) Shenzhen Onewo Business Enterprise Property Services Co., Ltd. Harbin Branch (深圳萬物商企物業服務有限公司哈爾濱分公司) (a non-wholly-owned subsidiary of the Company), as the receivable party</p>	The parties agree to offset the consideration of RMB948,358.00 of a total of 1 shopping outlet (the “ <b>Settlement Property 99</b> ”) transferred by Harbin Shenha Industrial Park Industrial City Investment Development Co., Ltd. to Shenzhen Onewo Business Enterprise Property Services Co., Ltd. Harbin Branch on an equivalent basis with the outstanding payables of RMB222,899.95 in aggregate owed by Harbin Wanwusheng Real Estate Co., Ltd. to Shenzhen Onewo Business Enterprise Property Services Co., Ltd. Harbin Branch. The difference between the consideration of the Settlement Property 99 and the offset amount (i.e. RMB725,458.05) will be paid in cash.	The Settlement Property 99 is the shopping outlet in the Shenzhen-Harbin Vanke Town (深哈萬科城) project, which was developed and built by Harbin Shenha Industrial Park Industrial City Investment Development Co., Ltd., and is located at Room S3-10, Lot 10, Shenzhen-Harbin Vanke Town Project, Songbei District, Harbin City, Heilongjiang Province, the PRC. The gross floor area of the house reaches 129.51 square meters. The Settlement Property 99 will be delivered in vacant possession by Harbin Shenha Industrial Park Industrial City Investment Development Co., Ltd. As the Settlement Property 99 was developed by Harbin Shenha Industrial Park Industrial City Investment Development Co., Ltd., the original acquisition cost of the Settlement Property 99 is not available.
100.	Debt Settlement Agreement 100	<p>(1) Harbin Xinghai Real Estate Development Co., Ltd. (哈爾濱星海房地產發展有限公司), as the debtor;</p> <p>(2) Harbin Shenha Industrial Park Industrial City Investment Development Co., Ltd., as the vendor and developer; and</p> <p>(3) Shenzhen Onewo Business Enterprise Property Services Co., Ltd. Harbin Branch (a non-wholly-owned subsidiary of the Company), as the receivable party</p>	The parties agree to offset the consideration of RMB940,030 of a total of 1 shopping outlet (the “ <b>Settlement Property 100</b> ”) transferred by Harbin Shenha Industrial Park Industrial City Investment Development Co., Ltd. to Shenzhen Onewo Business Enterprise Property Services Co., Ltd. Harbin Branch on an equivalent basis with the outstanding payables of RMB61,003.82 in aggregate owed by Harbin Xinghai Real Estate Development Co., Ltd. to Shenzhen Onewo Business Enterprise Property Services Co., Ltd. Harbin Branch. The difference between the consideration of the Settlement Property 100 and the offset amount (i.e. RMB879,026.18) will be paid in cash.	The Settlement Property 100 is the shopping outlet in the Shenzhen-Harbin Vanke Town project, which was developed and built by Harbin Shenha Industrial Park Industrial City Investment Development Co., Ltd., and is located in 2#-106, Lot 10 of Shenzhen-Harbin Vanke Town, the PRC. The gross floor area of the house reaches 134.29 square meters. The Settlement Property 100 will be delivered in vacant possession by Harbin Shenha Industrial Park Industrial City Investment Development Co., Ltd. As the Settlement Property 100 was developed by Harbin Shenha Industrial Park Industrial City Investment Development Co., Ltd., the original acquisition cost of the Settlement Property 100 is not available.

		Parties	Subject matters, consideration and payment terms	Information relating to the Settlement Property
101.	Debt Settlement Agreement 101	<p>(1) Chengdu Shengshi Jingwei Real Estate Co., Ltd. (成都盛世經緯房地產有限公司), as the vendor;</p> <p>(2) Sichuan Wanchuang Wenhua Commercial Operation Management Co., Ltd. (Asia Pacific M&amp;A Tower) (四川萬創文華商業運營管理有限公司(亞太併購大廈)), Sichuan Chuanshang Real Estate Co., Ltd., Chengdu Wanchuan Real Estate Co., Ltd. (Industrial Complex), Vanke (Chengdu) Enterprises Company Limited, Chengdu Vanke Tianxin Real Estate Co., Ltd. (成都萬科天新置業有限公司), Chengdu Wanxing Industrial Town Real Estate Co., Ltd., Chengdu Dingjun Real Estate Co., Ltd., Chengdu Wanhai Jinxin Real Estate Co., Ltd., Chengdu Wanxing Jincheng Real Estate Co., Ltd., Chengdu Wanlong Industrial Town Real Estate Co., Ltd. (成都萬隆產城置業有限公司) and Chengdu Wanchuan Real Estate Co., Ltd. as the debtors (collectively, “<b>Wanliang Debtors 2</b>”);</p> <p>(3) Beijing Onewo Business Enterprise Property Services Co., Ltd. Chengdu Branch (a non-wholly-owned subsidiary of the Company), Shenzhen Onewo Business Enterprise Property Services Co., Ltd. Chengdu Branch (a non-wholly-owned subsidiary of the Company) and Shenzhen Wanrui Smart Technology Co., Ltd. (a wholly-owned subsidiary of the Company), as the receivable parties; and</p> <p>(4) Chengdu Vanke Services Co., Ltd. (a wholly-owned subsidiary of the Company)</p>	<p>The parties agree to offset the consideration of RMB4,634,795.00 of a total of 3 commercial housings (the “<b>Settlement Property 101</b>”) transferred by Chengdu Shengshi Jingwei Real Estate Co., Ltd. to Chengdu Vanke Services Co., Ltd. on an equivalent basis with the outstanding payables of RMB4,699,292.96 in aggregate owed by Wanliang Debtors 2 to Beijing Onewo Business Enterprise Property Services Co., Ltd. Chengdu Branch, Shenzhen Onewo Business Enterprise Property Services Co., Ltd. Chengdu Branch and Shenzhen Wanrui Smart Technology Co., Ltd. The difference between the consideration of the Settlement Property 101 and the offset amount (i.e. RMB64,497.96) will be subject to further negotiation.</p>	<p>The Settlement Property 101 is the commercial housing in the City Villa (君悅雲台) project, which was developed and built by Chengdu Shengshi Jingwei Real Estate Co., Ltd., and is located at Room 201, 2nd Floor, Unit 3, Building 32#, Room 402, 4th Floor, Unit 2, Building 31# and Room 201, 2nd Floor, Unit 1, Building 29#, Phase I, Lot C of City Villa, Chengdu City, Sichuan Province, the PRC. The gross floor area of the house reaches 394.94 square meters. The Settlement Property 101 will be delivered in vacant possession by Chengdu Shengshi Jingwei Real Estate Co., Ltd. As the Settlement Property 101 was developed by Chengdu Shengshi Jingwei Real Estate Co., Ltd., the original acquisition cost of the Settlement Property 101 is not available.</p>

		Parties	Subject matters, consideration and payment terms	Information relating to the Settlement Property
102.	Debt Settlement Agreement 102	<p>(1) Chengdu Dingjun Real Estate Co., Ltd., as the vendor;</p> <p>(2) Chengdu Wanxing Industrial Town Real Estate Co., Ltd., Chengdu Wanchuan Real Estate Co., Ltd., Vanke (Chengdu) Enterprises Company Limited, Sichuan Wanchuang Wenhua Commercial Operation and Management Company Limited and Sichuan Chuanshang Real Estate Co., Ltd., as the debtors (collectively, “<b>Wanliang Debtors 6</b>”); and</p> <p>(3) Beijing Onewo Business Enterprise Property Services Co., Ltd. Chengdu Branch (a non-wholly-owned subsidiary of the Company) and Chengdu Vanke Services Co., Ltd. (成都萬科物業服務有限公司) (a wholly-owned subsidiary of the Company), as the receivable parties (collectively, “<b>Wanliang Receivable Parties 6</b>”);</p> <p>(4) Chengdu Vanke Services Co., Ltd. (a wholly-owned subsidiary of the Company), as the purchaser</p>	<p>The parties agree to offset the consideration of RMB5,098,318 of a total of 1 commercial housing (the “<b>Settlement Properties 102</b>”) transferred by Chengdu Dingjun Real Estate Co., Ltd. to Chengdu Vanke Services Co., Ltd. on an equivalent basis with the outstanding payables of RMB5,093,294.09 in aggregate owed by Wanliang Debtors 6 to Wanliang Receivable Parties 6. The difference between the consideration of Settlement Properties 102 and the offset amount (i.e. RMB5,023.91) will be paid in cash.</p>	<p>The Settlement Properties 102 are the commercial housings in the Xingyao Tianfu project, which were developed and built by Chengdu Dingjun Real Estate Co., Ltd. and are located in Xingyao Tianfu Phase I, the PRC, with a gross floor area of 203.09 square meters and a total of 1 commercial housing. The Settlement Properties 102 will be delivered in vacant possession by Chengdu Dingjun Real Estate Co., Ltd. As the Settlement Properties 102 were developed by Chengdu Dingjun Real Estate Co., Ltd., the original acquisition cost of the Settlement Properties 102 is not available.</p>



		Parties	Subject matters, consideration and payment terms	Information relating to the Settlement Property
103.	Debt Settlement Agreement 103	<p>(1) Foshan Nanhai District Vanke Wanming Real Estate Co., Ltd. (佛山市南海區萬科萬鳴房地產有限公司), as the vendor and debtor;</p> <p>(2) Foshan Hongya Real Estate Co., Ltd., Foshan Nanhai Wanbai Real Estate Co., Ltd. (佛山市南海區萬柏房地產有限公司), Foshan Nanhai Wanjing Real Estate Co., Ltd. (佛山市南海區萬璟置業有限公司), Foshan Nanhai Wanzhe Property Development Co., Ltd. and Foshan Yufa Property Management Company Limited, as the debtors (together with Foshan Nanhai District Vanke Wanming Real Estate Co., Ltd. collectively, “<b>Wanliang Debtors 11</b>”); and</p> <p>(3) Shenzhen Onewo Business Enterprise Property Services Co., Ltd. Chancheng Branch and Shenzhen Onewo Business Enterprise Property Services Co., Ltd. Nanhai Branch (深圳萬物商企物業服務有限公司南海分公司) (non-wholly-owned subsidiaries of the Company), as the receivable parties (collectively, “<b>Foshan Receivable Parties 2</b>”)</p>	The parties agree to offset the consideration of RMB7,511,502 of a total of 1 commercial housing (the “ <b>Settlement Property 103</b> ”) transferred by Foshan Nanhai District Vanke Wanming Real Estate Co., Ltd. to an entity designated by Foshan Receivable Parties 2 on an equivalent basis with the outstanding payables of RMB7,498,779.93 in aggregate owed by Wanliang Debtors 11 to Foshan Receivable Parties 2. The difference between the consideration of the Settlement Property 103 and the offset amount (i.e. RMB12,722.07) will be paid in cash in the amount of RMB2,722.07, with the remaining RMB10,000 to be negotiated separately.	The Settlement Property 103 is the commercial housing in the Vanke Zhubiao (Lumieres Mansion) (萬科洲表(臻府)) project, which was developed and built by Foshan Nanhai District Vanke Wanming Real Estate Co., Ltd., and is located at Building 1, Vanke Zhubiao (Lumieres Mansion), Foshan City, the PRC. The gross floor area of the house reaches 188.07 square meters. The Settlement Property 103 will be delivered by Foshan Nanhai District Vanke Wanming Real Estate Co., Ltd. upon completion. As the Settlement Property 103 was developed by Foshan Nanhai District Vanke Wanming Real Estate Co., Ltd., the original acquisition cost of the Settlement Property 103 is not available.
104.	Debt Settlement Agreement 104	<p>(1) Foshan Nanhai District Vanke Wanming Real Estate Co., Ltd., as the vendor;</p> <p>(2) Foshan Nanhai Wanbai Real Estate Co., Ltd., Foshan Vanke Business Management Co., Ltd. (佛山市萬科商業管理有限公司), Foshan Vanke Commercial Property Management Co., Ltd. (佛山市萬科商用物業管理有限公司) and Foshan Yufa Property Management Company Limited, as the debtors (collectively, “<b>Wanliang Debtors 12</b>”); and</p> <p>(3) Shenzhen Onewo Business Enterprise Property Services Co., Ltd. Nanhai Branch (a non-wholly-owned subsidiary of the Company), as the receivable party</p>	The parties agree to offset the consideration of RMB9,672,119 of a total of 1 commercial housing (the “ <b>Settlement Property 104</b> ”) transferred by Foshan Nanhai District Vanke Wanming Real Estate Co., Ltd. to Shenzhen Onewo Business Enterprise Property Services Co., Ltd. Nanhai Branch on an equivalent basis with the outstanding payables of RMB9,658,641.42 in aggregate owed by Wanliang Debtors 12 to Shenzhen Onewo Business Enterprise Property Services Co., Ltd. Nanhai Branch. The difference between the consideration of the Settlement Property 104 and the offset amount (i.e. RMB13,477.58) will be paid in cash in the amount of RMB3,477.58, with the remaining RMB10,000 to be negotiated separately.	The Settlement Property 104 is the commercial housing in the Vanke Zhubiao (Lumieres Mansion) project, which was developed and built by Foshan Nanhai District Vanke Wanming Real Estate Co., Ltd., and is located at Unit 601, Building 2, Vanke Zhubiao (Lumieres Mansion), Foshan City, the PRC. The gross floor area of the house reaches 236.40 square meters. The Settlement Property 104 will be delivered by Foshan Nanhai District Vanke Wanming Real Estate Co., Ltd. upon completion. As the Settlement Property 104 was developed by Foshan Nanhai District Vanke Wanming Real Estate Co., Ltd., the original acquisition cost of the Settlement Property 104 is not available.

		Parties	Subject matters, consideration and payment terms	Information relating to the Settlement Property
105.	Debt Settlement Agreement 105	<p>(1) Shenzhen Vanke Services Co., Ltd. Huiyang Danshui Branch (深圳市萬科物業服務有限公司惠陽淡水分公司) (a wholly-owned subsidiary of the Company), as the receivable party; and</p> <p>(2) Huizhou Wanhui Real Estate Co., Ltd. (惠州市萬薈房地產有限公司), as the vendor and debtor</p>	<p>The parties agree to offset the consideration of RMB1,174,564 of a total of 1 commercial housing and 12 proprietary parking spaces (the “<b>Settlement Property 105</b>”) transferred by Huizhou Wanhui Real Estate Co., Ltd. to Shenzhen Vanke Services Co., Ltd. Huiyang Danshui Branch on an equivalent basis with the outstanding payables of RMB1,172,785.04 in aggregate owed by Huizhou Wanhui Real Estate Co., Ltd. to Shenzhen Vanke Services Co., Ltd. Huiyang Danshui Branch. The difference between the consideration of the Settlement Property 105 and the offset amount (i.e. RMB1,778.96) will be paid by Shenzhen Vanke Services Co., Ltd. Huiyang Danshui Branch to Huizhou Wanhui Real Estate Co., Ltd.</p>	<p>The Settlement Property 105 is the commercial housing and proprietary parking spaces in the Wanhui Garden (萬薈花園) project, which was developed and built by Huizhou Wanhui Real Estate Co., Ltd., and is located in Vanke Wanhui Garden, No. 137 Yuhe Road, Huiyang District, Huizhou City, Guangdong Province. The gross floor area of the house reaches 96.2 square meters, with a total of 12 parking spaces. The Settlement Property 105 will be delivered in vacant possession by Huizhou Wanhui Real Estate Co., Ltd. As the Settlement Property 105 was developed by Huizhou Wanhui Real Estate Co., Ltd., the original acquisition cost of the Settlement Property 105 is not available.</p>
106.	Debt Settlement Agreement 106	<p>(1) Beijing Vanke Property Services Co., Ltd. Yantai Branch (a wholly-owned subsidiary of the Company), as the receivable party;</p> <p>(2) Yantai Saige Real Estate Co., Ltd., Yantai Wanying Real Estate Development Co., Ltd., Yantai Wanling Real Estate Development Co., Ltd., Yantai Wansheng Real Estate Development Co., Ltd. (煙台萬盛房地產開發有限公司), Yantai Gongtuo Real Estate Development Co., Ltd. (煙台共拓房地產開發有限公司), Yantai Gongyao Real Estate Development Co., Ltd., Yantai Dadi Real Estate Development Co., Ltd., as the debtors (collectively, “<b>Yantai Debtor 1</b>”); and</p> <p>(3) Yantai Gongtuo Real Estate Development Co., Ltd., as the vendor</p>	<p>Beijing Vanke Property Services Co., Ltd. Yantai Branch and Yantai Debtor 1 agree to offset the consideration of RMB7,145,720 of a total of 4 shopping outlets (the “<b>Settlement Property 106</b>”) transferred by Yantai Gongtuo Real Estate Development Co., Ltd. to Beijing Vanke Property Services Co., Ltd. Yantai Branch on an equivalent basis with the outstanding payables of RMB6,857,940.15 in aggregate owed by Beijing Vanke Property Services Co., Ltd. Yantai Branch and Yantai Debtor 1 to Beijing Vanke Property Services Co., Ltd. Yantai Branch. The difference between the consideration of the Settlement Property 106 and the offset amount (i.e. RMB287,779.85) will be deducted by a separate agreement.</p>	<p>The Settlement Property 106 is the shopping outlets in the Yiduhui (壹都會) project, which was developed and built by Yantai Gongtuo Real Estate Development Co., Ltd., and is located in Vanke Yiduhui, Zhifu District, Yantai City, Shandong Province. The gross floor area of the houses reaches 348.43 square meters. The Settlement Property 106 will be delivered in vacant possession by Yantai Gongtuo Real Estate Development Co., Ltd. As the Settlement Property 106 was developed by Yantai Gongtuo Real Estate Development Co., Ltd., the original acquisition cost of the Settlement Property 106 is not available.</p>

## **Basis of Consideration and Effective Conditions**

The total consideration for the acquisition of the Settlement Properties is RMB256,740,370. The consideration for the acquisition of the Settlement Properties is determined and discounted by the parties to the Debt Settlement Agreements, taking into account, among other things, the valuation of the Settlement Properties at the Valuation Benchmark Date of RMB256,740,370, as well as with reference to the market quotation and transaction volume and rounding discrepancies through arm's length negotiation. The above valuation (the "**Valuation**") was conducted by an independent valuer by adopting the market comparison approach. The amount of the consideration for the acquisition being used to settle payables owed by each of the vendors and debtors to certain subsidiaries of the Group was RMB252,780,764, the remaining will be paid through (1) offsetting the prepayment of business amount of RMB1,492,225 to be paid by each vendor and/or debtor to the Group; and (2) the amount of RMB2,467,381 to be paid by the Group.

Each of the Debt Settlement Agreements shall come into effect when signed or sealed by the parties.

### **1. VALUATION**

The details of the valuation are as follows:

#### **(1) Valuation approach**

According to the specific circumstances and characteristics of the Settlement Properties, the independent valuer adopted the market comparison approach for the valuation. The market comparison approach is a valuation approach that estimates the objective and reasonable price of the valuation object by comparing the valuation object with similar properties that have recently concluded a transaction around the Valuation Benchmark Date, and making appropriate revisions to the transaction prices of these similar properties.

#### **(2) Valuation assumptions**

##### ***(a) General assumptions***

- The valuation is based on the assumption that the vendors sell the Settlement Property interests at their market value without the benefit of an extended contract, leaseback, joint venture, management agreement or any similar arrangement that could affect the value of the property interests.
- The valuation report does not take into account any charge, mortgage or amount owing on any of the property interests or any expense or taxation which may be incurred upon sale. Unless otherwise stated, it is assumed that the Settlement Properties are free from onerous encumbrances, restrictions and outgoings which could affect their values.
- The independent valuer assumes that the Settlement Properties can be traded freely in the market without payment of land conveyance fees or any other fees or charges.

***(b) Special assumptions***

- For the Settlement Properties that were under development and construction stage on the Valuation Benchmark Date, the independent valuer assumes that such properties have been completed on the Valuation Benchmark Date in accordance with the relevant property usage and decoration standards provided by the Company and met the delivery standards generally recognized by similar properties in the market.
- A series of Debt Settlement Agreements and the relevant property purchase agreements subsequently signed by the Company and relevant parties for the Settlement Properties are legal and valid, and have equal rights and interests. The target properties can be delivered to the Company without any encumbrances, and the Company can obtain the title certificates of the target properties without any encumbrances.
- The Settlement Properties can be freely transferred, leased, mortgaged or disposed of in other legal ways in the market without paying land conveyance fees or any other onerous fees or charges (except relevant transaction taxes and fees).
- The figures provided by the Company is authentic and reliable. If the above content is inconsistent with the actual situation of the projects, the independent valuer reserves the right to revise the valuation.

**(3) Selected comparable properties and valuation results**

The valuation of the Settlement Properties is based on the market comparison approach, with reference to the sales quotations of comparable properties to the target properties in a time close to the Valuation Benchmark Date. Such comparable properties are located in the same supply and demand circles with, and have similar purpose, location, transportation and building conditions to, the Settlement Properties. Comparison, analysis and adjustment are conducted based on the differences in market conditions, transaction conditions, location (such as commercial prosperity, residential maturity, transportation convenience, supporting facility perfection, floor, orientation, landscape and other factors), practical state (such as house age, decoration, appearance design, building structure, space layout, facilities and equipment, storey height, floor area and other factors) and other characteristics between the Settlement Properties and comparable properties. The independent valuer applied the adjustment coefficients for the abovementioned considering factors, worked out the assumed unit price for each specific Settlement Property, and calculated the market value of the entire Settlement Property according to the gross floor area of each specific Settlement Property.

Assuming the Settlement Properties are in completed conditions, the market value of the Settlement Properties is RMB256,818,000 as of the Valuation Benchmark Date.

## **2. REASONS FOR AND BENEFITS OF ENTERING INTO THE DEBT SETTLEMENT AGREEMENT**

As of the date of this announcement, based on the balances with related parties such as trade receivables between the Company and China Vanke, and after arm's length negotiation between the parties, the parties agreed to offset the matured receivables of RMB252,780,764 in the abovementioned balances with related parties in respect of the Settlement Properties at the amount of RMB256,740,370. Meanwhile, as the income and expense of certain development projects are independently managed by the related joint ventures, the difference of RMB1,492,225 from the consideration for acquisition will be paid through offsetting the business payment which should be prepaid by each of the vendors and/or debtors to the Group, and the rest of the consideration, amounting to RMB2,467,381 will be paid by the Group. China Vanke confirmed that the abovementioned assets of Settlement Properties have no substantial encumbrance, and the consideration for acquisition is basically used to offset the existing debts, which are owed by China Vanke and its direct or indirect holding entities or related parties to the Company, to the Company and its designated entities particularly. The Company will take relevant measures to ensure the safe transactions of the underlying Settlement Properties, so as to achieve the collection of trade receivables.

Based on the foregoing, the Directors (including the independent non-executive Directors) are of the view that the transactions contemplated under the Debt Settlement Agreements will not have any material adverse impact on the cash flow and liquidity of the Group. While the transactions contemplated under the Debt Settlement Agreements are not entered into in the ordinary and usual course of business of the Group, the transactions contemplated under the Debt Settlement Agreements are on normal commercial terms and fair and reasonable, and in the interests of the Company and its shareholders as a whole.

## **3. LISTING RULES IMPLICATIONS**

As of the date of this announcement, China Vanke is entitled to control the voting rights of 660,602,000 Shares, representing approximately 57.12% of the total issued share capital of the Company (excluding 11,560,200 Shares held by the Company as treasury shares and 3,512,200 Shares repurchased but not yet cancelled), and thus China Vanke is the Controlling Shareholder of the Company. As of the date of this announcement, save as disclosed in the section "5. Information of the Parties – Vendors and Debtors", each of the vendors and debtors is ultimately controlled by China Vanke through certain companies, or is an associated company or joint venture or co-managed companies operated by China Vanke and independent third parties, thus China Vanke and each of the relevant vendors and debtors are connected persons of the Company under Chapter 14A of the Listing Rules, the transactions contemplated under the Debt Settlement Agreements constitute connected transactions of the Company.

Pursuant to Rule 14.22, Rule 14A.81 and Rule 14A.82 of the Listing Rules, as the transactions contemplated under the Debt Settlement Agreement and the Previous Transactions were entered into or completed with parties connected with each other within the 12-month period, the transactions contemplated under the Debt Settlement Agreement and the Previous Transactions shall be aggregated.

As one or more of the applicable percentage ratios in respect of the transaction contemplated under the Debt Settlement Agreements (when aggregated with the Previous Transactions) exceed 0.1% but all are less than 5%, the transactions contemplated under the Debt Settlement Agreements are therefore subject to the reporting and announcement requirements but exempted from the circular and independent shareholders' approval requirements under Chapter 14A of the Listing Rules.

Ms. Hua Cui, a non-executive Director, and Mr. Sun Jia, a non-executive Director of the Company, are serving in China Vanke or its subsidiaries. Therefore, they have abstained from voting in respect of the relevant board resolution. Save as aforesaid, none of the other Directors has any material interest in the transaction contemplated under the Debt Settlement Agreements and is required to abstain from voting on the relevant board resolution.

#### **4. INFORMATION OF THE PARTIES**

##### **The Group**

The Company, a joint stock company incorporated under the laws of the PRC with limited liability and the H shares of which are listed on the Main Board of the Hong Kong Stock Exchange, is a leading omni-space service provider in the PRC, with a well-established business system across community, commercial and urban spaces. It provides space technology services for a diverse array of properties such as residential communities, workspaces and public premises, and a broad customer base covering property owners, corporate and other institutional clients. The Group is principally engaged in the provision of property services in China.

##### **China Vanke**

China Vanke is a joint stock limited company incorporated in the PRC, the H shares and A shares of which are listed on the Hong Kong Stock Exchange (stock code: 2202) and Shenzhen Stock Exchange (stock code: 000002), respectively, and is the Controlling Shareholder of the Company. The principal businesses of China Vanke are property development, property services, rental housing, commercial development and operation, and logistics and warehousing business. As of the date of this announcement, China Vanke is held as to 27.18% by Shenzhen Metro Group Co., Ltd., which is wholly owned by the Shenzhen Municipal People's Government State-owned Assets Supervision and Administration Commission.



## Vendors and Debtors

For details of each of the vendors and debtors, please refer to the section “1. Debt Settlement Agreements – Parties” above. As of the date of this announcement, save as disclosed below, each of the vendors and debtors was ultimately controlled by China Vanke through certain companies, or is an associated company or joint venture or co-managed companies operated by China Vanke and independent third parties. As of the date of this announcement, Qingdao Wanshun Antou City Operation Management Co., Ltd., Changchun North Film City Real Estate Development Co., Ltd., Foshan Vanke Business Management Co., Ltd., Dalian Huizhi Real Estate Development Co., Ltd., Harbin Wanguan Real Estate Co., Ltd., Weifang Wanrui Real Estate Co., Ltd., Qingdao Wancheng Antou Industrial Co., Ltd., Dalian Shengshi Real Estate Development Co., Ltd., Dalian Neihai Real Estate Development Co., Ltd., Dalian Cherry Blossom Development Co., Ltd., Guangzhou Jianling Real Estate Development Co., Ltd., Qingdao Wantou Real Estate Co., Ltd., Qingdao Wanxin United Real Estate Co., Ltd., Qingdao Wanyue Real Estate Co., Ltd., Hefei Xinhui Haochen Real Estate Co., Ltd., Guangzhou Tianxi Real Estate Development Co., Ltd., Weifang Wanteng Real Estate Co., Ltd. Qingdao Wanjulong Investment Co., Ltd. and Huizhou Wanhui Real Estate Co., Ltd. were controlled by independent third parties of the Company. Each of the vendors and debtors is principally engaged in real estate development.

## 5. DEFINITIONS

Unless the context otherwise requires, capitalised terms used in this announcement shall have the following meanings:

“Board” or “Board of Directors”	the board of directors of our Company
“China Vanke”	China Vanke Co., Ltd. (萬科企業股份有限公司), a joint stock limited company incorporated in the PRC, the H shares and A shares of which are listed on the Hong Kong Stock Exchange (stock code: 2202) and Shenzhen Stock Exchange (stock code: 000002), respectively, and a Controlling Shareholder of our Company
“Company”, “our Company” or “the Company”	Onewo Inc. (萬物雲空間科技服務股份有限公司), a limited liability company incorporated in the PRC on February 20, 2001 and converted into a joint stock limited company on March 20, 2018, the H Shares of which are listed on the Main Board of the Hong Kong Stock Exchange (stock code: 2602)
“connected person(s)”	has the meaning ascribed to it under the Listing Rules
“Controlling Shareholder(s)”	has the meaning ascribed to it under the Listing Rules



“Debt Settlement Agreements”	a series of debt settlement agreements entered into between certain subsidiaries and related parties of the Group and each of the vendors and debtors, pursuant to which, each of the vendors and debtors agreed to settle certain payables owed by each vendors and/or debtors to certain subsidiaries of the Group by way of transferring properties or parking spaces to certain subsidiaries of the Group
“Director(s)”	the director(s) of our Company
“Group”, “our Group” or “the Group”	our Company and its subsidiaries
“Hong Kong Stock Exchange”	The Stock Exchange of Hong Kong Limited
“Independent Third Party(ies)”	party(ies) who is/are independent of the Company and its connected person(s) (as defined under the Listing Rules)
“Listing Rules”	the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited, as amended and supplemented from time to time
“PRC”	the People’s Republic of China, for the purposes of this announcement and for geographical reference only
“Previous Transactions”	a series of debt settlement agreements entered into by certain subsidiaries and related parties of the Group with each of the vendors and debtors, pursuant to which each of the vendors and debtors agreed to settle certain payables owed by each of the vendors and/or debtors to certain subsidiaries of the Group, by transferring properties or car parking spaces to certain subsidiaries of the Group as disclosed in the announcement of the Company dated December 30, 2024; and the asset acquisition agreement entered into between Shenyang Vanke Yongan Real Estate Co., Ltd. (瀋陽萬科永安置地有限公司) (as the vendor and a subsidiary of China Vanke) and Shenyang Puyu Real Estate Agent Services Co., Ltd. (瀋陽市樸寓房產中介服務有限公司) (as the purchaser and a wholly-owned subsidiary of the Company) on December 30, 2024, to purchase the Lutedan Vanke Life Plaza project (鹿特丹萬科生活廣場項目) (including building ownership and corresponding state-owned construction land use rights) held by Shenyang Vanke Yongan Real Estate Co., Ltd as disclosed in the announcement of the Company dated December 30, 2024

“RMB”	Renminbi, the lawful currency of the PRC
“Settlement Properties”	all settlement properties under the Debt Settlement Agreements
“shareholder(s)”	holder(s) of our share(s) of our Company
“Valuation Benchmark Date”	June 30, 2025
“%”	per cent

By order of the Board  
**Onewo Inc.**  
**Zhu Baoquan**  
*Chairman, executive Director and general manager*

Shenzhen, the PRC, July 30, 2025

*As at the date of this announcement, the board of directors of the Company comprises Mr. Zhu Baoquan as Chairman and executive Director; Mr. He Shuhua as executive Director; Ms. Hua Cui, Mr. Sun Jia, Mr. Yao Jinbo, Mr. Zhou Qi and Ms. Zhu Xu as non-executive Directors; Mr. Chen Yuyu, Ms. Law Elizabeth, Mr. Shen Haipeng and Mr. Song Yunfeng as independent non-executive Directors.*