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CHINA VANKE CO., LTD.*

萬科企業股份有限公司

(A joint stock company incorporated in the People's Republic of China with limited liability)
(Stock Code: 2202)

ANNOUNCEMENT OF RESOLUTIONS APPROVED AT THE TWENTY-SECOND MEETING OF THE TWENTIETH SESSION OF THE BOARD OF DIRECTORS

1. THE CONVENING OF THE MEETING OF THE BOARD OF DIRECTORS

The written notice of the twenty-second meeting of the twentieth session of the board of directors (the “**Meeting**”) of China Vanke Co., Ltd.* (the “**Company**”) was sent to all the directors of the Company by email on 7 August 2025. The Meeting was held on 22 August 2025 in Shenzhen in the way of physical and communication conference. 10 directors were eligible to attend the Meeting and all of them attended the Meeting in person. Among them, Mr. HU Guobin, being a non-executive director, Mr. LIU Tsz Bun Bennett and Mr. LIM Ming Yan, being independent non-executive directors, attended the Meeting in the form of telephone and video conference by telecommunication. Mr. XIN Jie, the chairman of the Board, chaired the Meeting, and the senior management of the Company also attended the Meeting. The convening of the Meeting was in compliance with the requirements of the Company Law of the People's Republic of China and other laws and regulations, as well as the Articles of Association of China Vanke Co., Ltd.

2. RESOLUTIONS CONSIDERED IN THE MEETING

(1) The 2025 Interim Report and its Summary, Financial Statements, and Results Announcement were considered and approved

For details, please refer to the Announcement of Unaudited Results for the Six Months ended 30 June 2025 published by the Company on the HKEXnews website of The Stock Exchange of Hong Kong Limited on the same date.

Voting results: 10 votes in favour, 0 vote against and 0 abstention.

(2) The Resolution Regarding no Distribution of Dividend or Capitalisation of Equity Reserve for the 2025 Interim Period was considered and approved

The Company will not distribute cash dividends, issue bonus shares, or carry out capitalisation of equity reserve for the first half of 2025.

Voting results: 10 votes in favour, 0 vote against and 0 abstention.

(3) The Resolution on the Appropriation and Write-off of Impairment Provision for the First Half of 2025 was considered and approved

In the first half of 2025, a variety of impairment provisions of the Company amounting to RMB5,419.5367 million in total were appropriated or added due to change of consolidation scope, where the impairment provisions totalling RMB1,442.5118 million were reversed or write off, representing an increase of RMB3,977.0248 million as compared to the end of the previous year.

Voting results: 10 votes in favour, 0 vote against and 0 abstention.

(4) The Resolution on the Amendment and Formulation of the Corporate Governance Related Systems was considered and approved

In order to further improve the corporate governance structure and promote standardized operations of the Company, in accordance with the latest provisions of the “Company Law of the People’s Republic of China”, the “Administrative Measures for Information Disclosure of Listed Companies”, the “Rules Governing the Listing of Securities on the Shenzhen Stock Exchange”, the “Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited” and other relevant laws, regulations, and rules of stock exchanges, and in light of the actual situation of the Company, the Board of Directors has considered and approved the amendments of the “Administrative Measures for Information Disclosure”, “Administrative Measures for Fund Raising”, “Management Provisions for Investor Relations” and other corporate governance related systems of the Company, and has formulated the “Management System for the Resignation of Directors and Senior Management”, “Management System for Temporary Suspension and Exemption of Information Disclosure” and “Internal Review System for Information Disclosure and Responses on the EasyIR platform” and other corporate governance related systems.

Voting results: 10 votes in favour, 0 vote against and 0 abstention.

(5) The Resolution on the Proposal to the Board of Directors Regarding Temporary Delegation of Authority to the Executive Vice President on Matters of Related Transactions was considered and approved

Voting results: 10 votes in favour, 0 vote against and 0 abstention.

(6) The Resolution on the Adjustment of Organizational Structure and the Optimization of the Management and Control System of the Company was considered and approved

Voting results: 10 votes in favour, 0 vote against and 0 abstention.

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

Shenzhen, the PRC, 22 August 2025

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

* For identification purpose only