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vanke
CHINA VANKE CO., LTD.*
萬科企業股份有限公司

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

ARRANGEMENTS FOR PAYMENT OF 2018 FINAL DIVIDEND

EXPECTED TIMETABLE

Deadline for register of members of H shares (to determine H Shareholders' eligibility to receive cash dividend)	4:30 p.m., 18 July 2019 (Thursday)
Temporary closure of register of members of H shares (to determine H Shareholders' eligibility to receive cash dividend)	19 July 2019 (Friday) to 24 July 2019 (Wednesday) (both days inclusive)
Record date for H shares (to determine H Shareholders' eligibility to receive cash dividend)	24 July 2019 (Wednesday)
Resumption of register of members of H shares	25 July 2019 (Thursday)
Payment date of dividend of H shares and A shares	15 August 2019 (Thursday)

**The expected timetable is for indication only and may subject to change. Should there be any change, the Company will make a further announcement in due course with respect to such change.*

Reference is made to the 2018 Annual Results Announcement of China Vanke Co., Ltd.* (the "**Company**") dated 25 March 2019, the Announcement Regarding Update on the Proposed Dividend Per Share for the Year of 2018 dated 8 April 2019, and the Announcement on Resolutions of the Annual General Meeting of 2018 dated 28 June 2019. The resolution regarding the dividend distribution plan for the year 2018 has been duly approved by the shareholders of the Company at the 2018 annual general meeting of the Company.

2018 FINAL DIVIDEND

The Company will pay a final dividend for the year ended 31 December 2018 ("**2018 Final Dividend**") in cash of RMB1.045102 per share (inclusive of applicable tax). The 2018 Final Dividend will be paid on Thursday, 15 August 2019 to the shareholders of the H shares of the Company whose names appear on the register of members of the H shares of the Company (the "**H Shareholders**") at the close of business on Wednesday, 24 July 2019 (the "**Record Date**"). The 2018 Final Dividend is calculated and declared in Renminbi. The 2018 Final Dividend payable by the Company to the shareholders of the A shares of the Company shall be paid in Renminbi, while the 2018 Final Dividend payable by the Company to the H Shareholders shall be paid in Hong Kong dollars and shall be converted at the median exchange rate on 2 July 2019 (being the first business day in Hong Kong immediately after the date of the 2018 annual general meeting of the Company at which the 2018 Final Dividend was approved by the shareholders of the Company) between Hong Kong dollars and Renminbi as announced by the People's Bank of China, which was HK\$1 = RMB0.87692. The 2018 Final Dividend payable by the Company to the H Shareholders calculated based upon such exchange rate shall be HK\$1.191787 per share (inclusive of applicable tax).

PERIOD OF CLOSING THE REGISTER OF MEMBERS

In order to determine the H Shareholders who are entitled to receive the 2018 Final Dividend, the Company's register of members of the H shares will be closed from 19 July 2019 (Friday) to 24 July 2019 (Wednesday) (both days inclusive), during which period no transfer of the Company's H shares will be registered. In order to be eligible for the 2018 Final Dividend, the H Shareholders whose transfers have not been registered must lodge all transfer documents together with the relevant share certificates to the Company's H share registrar, Computershare Hong Kong Investor Services Limited ("**H Share Registrar of the Company**") at Room 1712 – 1716, 17th Floor, Hopewell Centre, 183 Queen's Road East, Wanchai, Hong Kong at or before 4:30 p.m. on 18 July 2019 (Thursday).

TAXATION ON THE 2018 FINAL DIVIDEND

Overseas Non-resident Enterprise Shareholders

According to the Corporate Income Tax Law of the People's Republic of China (《中華人民共和國企業所得稅法》) which came into effect on 1 January 2008, its relevant implementation rules and policies, the Company is required to withhold corporate income tax at the rate of 10% before distributing dividends to non-resident enterprise shareholders whose names appear on the register of members of the H shares of the Company. Any H shares registered in the name of non-individual H Shareholders, including Hong Kong Securities Clearing Company Nominees Limited, other nominees, trustees or other groups and organizations will be treated as being held by non-resident enterprise shareholders. Therefore a corporate income tax at the rate of 10% shall be withheld and deducted from the dividends that they are entitled to receive. Should the H Shareholders wish to change their shareholder status, they shall consult with their nominees or trustees regarding the relevant procedures. The Company will withhold the corporate income tax strictly in accordance with the laws or requirements of the relevant governmental departments and based on the Company's register of members of the H shares on the Record Date.

If any resident enterprise (as defined in the Corporate Income Tax Law of the People's Republic of China (《中華人民共和國企業所得稅法》)) listed on the Company's register of members of H shares which is duly incorporated in the PRC or under the laws of a foreign country (or a region) but with a PRC-based de facto management body, or any non-residential enterprise from the countries or regions applying a tax rate of less than 10% under tax agreements does not want the Company to withhold the said 10% corporate income tax, it shall submit to H Share Registrar of the Company at or before 4:30 p.m. on 18 July 2019 (Thursday) relevant evidencing documents, which shall be handed by the Company to the applicable tax authorities for approval in order to obtain refund on the excess portions of the tax amounts being withheld. If the aforesaid documents are submitted after the aforesaid date but before relevant date of tax return as defined under PRC taxation laws, the Company will help such enterprise to apply to tax authorities for refund on the excess portions of the tax amounts being withheld.

If any shareholders fails to provide the relevant evidencing documents within the given time which leads to any dispute in relation to the withholding or payment of tax, the Company shall not settle claims and assume no responsibility, and the aforementioned enterprise H Shareholders will need to go through all the formalities in person or by agent in accordance with the PRC taxation laws and regulations.

Overseas Individual Shareholders

According to Individual Income Tax Law of the People's Republic of China (《中華人民共和國個人所得稅法》), its relevant implementation rules and policies, the Company is required to withhold and pay the individual income tax for individual H Shareholders ("**Individual H Shareholders**"). The Company shall withhold and pay the individual income tax at the tax rate of 10% on behalf of the Individual H Shareholders who are Hong Kong residents, Macau residents or residents of those countries having treaties with China on individual income tax rate of 10% on dividends.

For the Individual H Shareholders who are residents of those countries having treaties with China for individual income tax rate on dividends being higher than 10% but lower than 20%, the Company shall withhold the individual income tax at the applicable tax rate according to the relevant treaties.

For the Individual H Shareholders who are residents of those countries without any tax treaties with China or having treaties with China for a 20% individual income tax rate on dividends or who are under other situations, the Company shall withhold the individual income tax at a tax rate of 20%.

If individual holders appear on the Company's register of members of H shares and are citizens from the countries or regions applying a tax rate of less than 10% under tax agreements, the Company may handle applications on their behalf for preferential treatments as stipulated in relevant agreements pursuant to the Notice of the State Administration of Taxation on Issues about the Administrative Measures for Non-residents to Enjoy the Treatments of Tax Treaties (Notice of the State Administration of Taxation [2015] No. 60) (《國家稅務總局關於發佈〈非居民納稅人享受稅收協定待遇管理辦法〉的公告》(國家稅務總局公告2015年第60號)). Qualified shareholders are required to submit to H Share Registrar of the Company at or before 4:30 p.m. on 18 July 2019 (Thursday) relevant evidencing documents, which shall be handed by the Company to the applicable tax authorities for approval, in order to obtain refund on the excess portions of the tax amounts being withheld. If the aforesaid documents are submitted after the aforesaid date but before relevant date of tax return as defined under PRC taxation laws, the Company will help such individuals to apply to tax authorities for refund on the excess portions of the tax amounts being withheld.

The Company will determine the country of domicile of the Individual H Shareholders based on the registered address (the "**Registered Address**") as recorded in the register of members of the H shares of the Company on the Record Date, and will accordingly withhold and pay the individual income tax. Should there be any inconsistency between the country of domicile of the Individual H Shareholder and the Registered Address, the Individual H Shareholder shall notify the H Share Registrar of the Company and provide relevant supporting documents at or before 4:30 p.m. on Thursday, 18 July 2019. Should the Individual H Shareholders fail to provide the relevant supporting documents to the H Share Registrar of the Company before the abovementioned deadline, the Company will determine the country of domicile of the Individual H Shareholders based on the Registered Address recorded in the H shares register of members of the Company on the Record Date. The Company shall not settle claims and assume no responsibility whatsoever in respect of any claims or disputes arising from the withholding or payment of tax should such claims and disputes arise from delay in or inaccurate determination of the country of domicile of the shareholders of the Company.

Profit Distribution for Investors of Southbound Trading

For investors (including enterprises and individuals) investing in the H shares of the Company listed on The Stock Exchange of Hong Kong Limited (the "**Hong Kong Stock Exchange**") through the Shenzhen Stock Exchange (the "**Southbound Trading**"), China Securities Depository and Clearing Corporation Limited*, as the nominee of the shareholders of the H shares of the Company of Southbound Trading, will receive all cash dividends distributed by the Company to investors of Southbound Trading and distribute such cash dividends to the relevant investors of the H shares of the Company of Southbound Trading through its depository and clearing system. The cash dividends for the investors of the H shares of the Company of Southbound Trading will be paid in Renminbi. Pursuant to the relevant requirements of the Notice on the Tax Policies Related to the Pilot Program of the Shenzhen-Hong Kong Stock Connect (Cai Shui [2016] No. 127) (《關於深港股票市場交易互聯互通機制試點有關稅收政策的通知》(財稅[2016]127號)), for dividends to be paid to domestic individual investors in China from investing in the H shares of the Company through Southbound Trading, the Company shall withhold and pay individual income tax at the rate of 20% on behalf of such investors. For dividends to be paid to domestic securities investment funds in China from investing in the H shares of the Company through Southbound Trading, the tax treatment shall be the same as that for individual investors. The Company will not withhold and pay the income tax with respect to the dividends for domestic enterprise investors in China investing in the H shares of the Company through Southbound Trading, who shall report and pay the relevant tax themselves.

The record date and the date of distribution of cash dividends and other arrangements for the investors of Southbound Trading will be the same as those for the H Shareholders.

Profit Distribution for Investors of Northbound Trading

For investors (including enterprises and individuals) investing in the A shares of the Company listed on the Shenzhen Stock Exchange through the Hong Kong Stock Exchange (the "**Northbound Trading**"), their dividends will be distributed in Renminbi by the Company through the Shenzhen Branch of China Securities Depository and Clearing Corporation Limited* to the account of the nominees holding such shares. The Company will withhold and pay income taxes at the rate of 10% on behalf of those investors and will report to the tax authorities for such withholding. For investors of Northbound Trading who are tax residents of other countries and whose country of domicile is a country which has entered into a tax treaty with the PRC stipulating a dividend tax rate of lower than 10%, those enterprises and individuals may apply to the competent tax authorities for the entitlement of the rate under such tax treaty by themselves. Upon approval by the tax authorities, the paid amount in excess of the tax payable by such enterprises and individuals based on the tax rate according to such tax treaty will be refunded.

The record date and the date of distribution of cash dividends and other arrangements for the investors of Northbound Trading will be the same as those for the shareholders of the A shares of the Company. The Company will announce the specific arrangements for distribution of the dividends for its A shares separately.

RECEIVING AGENT

The Company has appointed Bank of China (Hong Kong) Trustees Ltd. as its receiving agent in Hong Kong (the "**Receiving Agent**") and will pay to the Receiving Agent the 2018 Final Dividend declared for payment to the H Shareholders. The 2018 Final Dividend will be paid on Thursday, 15 August 2019 and will be despatched to the H Shareholders who are entitled to receive such dividend by cheque via ordinary post at their risk.

This announcement is not applicable to distribution of the 2018 Final Dividend to the shareholders of the A shares of the Company. The Company will announce separately the details of the arrangements regarding the distribution of the 2018 Final Dividend to the shareholders of the A shares of the Company.

Investors should note that the Company assumes no responsibility or disclaims any liability in respect of the determination of shareholder status. In accordance with the requirements of tax authorities, the Company will withhold and pay the relevant income tax based on the information recorded in the Company's H shares register of members on the Record Date.

By order of the Board
China Vanke Co., Ltd. *
Zhu Xu
Company Secretary

Shenzhen, the PRC, 3 July 2019

As at the date of this announcement, the board of directors of the Company comprises Mr. YU Liang, Mr. WANG Wenjin and Mr. ZHANG Xu as executive directors; Mr. LIN Maode, Mr. CHEN Xianjun and Mr. SUN Shengdian as non-executive directors; and Mr. KANG Dian, Ms. LIU Shuwei, Mr. NG Kar Ling, Johnny and Mr. LI Qiang as independent non-executive directors.

** For identification purpose only*