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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-SIXTH MEETING OF THE TWENTIETH SESSION OF THE BOARD OF DIRECTORS

1. THE CONVENING OF THE MEETING

The notice of the twenty-sixth meeting of the twentieth session of the board of directors of China Vanke Co., Ltd.* (the “**Company**”) was sent to all the directors by email on 15 October 2025. The meeting was held on 30 October 2025 in Shenzhen in the way of physical and communication conference. 9 directors were eligible to attend the meeting and all of them attended the meeting in person. Among them, Mr. LIU Tsz Bun Bennett and Mr. SHUM Heung Yeung Harry, being independent non-executive directors, attended the meeting via telecommunication, while Mr. ZHANG Yichen, an independent non-executive director, was not able to attend the meeting in person due to business engagements and authorised Mr. SHUM Heung Yeung Harry, another independent non-executive director, to attend the meeting and vote on his behalf at the meeting. Mr. HUANG Liping, 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. THE CONSIDERATION OF THE MEETING

(1) The 2025 Third Quarterly Report and the Financial Statements were considered and approved

For details, please refer to the 2025 Third Quarterly Report published by the Company on the HKEXnews website of The Stock Exchange of Hong Kong Limited on the same date.

Voting results: 9 votes in favour, 0 vote against and 0 abstention.

(2) The Resolution on the Recognition and Write-off of Impairment Provision for the Third Quarter of 2025 was considered and approved

In the third quarter of 2025, a variety of impairment provisions of the Company amounting to RMB9,367.9452 million in total were recognized or added due to change of consolidation scope, in which RMB9,192.5974 million of a new provision for impairment of inventory was recognized, and a total amount of RMB1,708.2637 million of impairment provisions was reversed or written off. As of 30 September 2025, the total balance amount of various provisions for impairment in the assets value of the Company amounted to RMB53,914.8913 million, representing an increase of RMB7,659.6815 million as compared to the end of the interim period of 2025.

Voting results: 9 votes in favour, 0 vote against and 0 abstention.

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

Shenzhen, the PRC, 30 October 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. HUANG Liping, Mr. HU Guobin 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