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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)

OVERSEAS REGULATORY ANNOUNCEMENT

This announcement is published in accordance with the Rule 13.10B of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited.

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

Shenzhen, the PRC, 28 December 2025

As at the date of this announcement, the Board 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. SHEM Heung Yeung Harry and Mr. ZHANG Yichen as independent non - executive directors.

** For identification purpose only*

Bond Code: 102282785

Bond abbreviation: 22 Vanke

MTN005

Announcement of China Vanke Co., Ltd.'s Response to the First Holders' Meeting of 2025 for Medium-Term Notes in 2022 (Fifth Tranche)

The first holders' meeting of 2025 of China Vanke Co., Ltd. for the medium-term notes in 2022 (fifth tranche) has formed resolutions and made an announcement on 26 December 2025, and the Company's response to the relevant resolutions is announced as follows.

I. Basic Information of the Meeting

Basic information of the meeting	
Name of issuer	China Vanke Co., Ltd.
Convener	Bank of Communications Co., Ltd.
Time of convening	10:00, 22 December 2025
Form of convening	Offsite
Place of convening	Post-issuance Service Platform (https://cxqfw.cfae.cn/) and Tencent Meeting
Basic information of 22 Vanke MTN005 involved in this meeting	
Name of the bond	China Vanke Co., Ltd. medium-term notes in 2022 (fifth tranche)
Payment date of principal	28 December 2025
Balance of the bond	370,000.00

(RMB0'000)	
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II. Summary of Proposals and Resolutions of the Meeting
Proposal 1: Proposal to adjust the arrangement for principal and interest payment of the medium-term notes. (special resolution)

A total of 1 holder or proxy of 22 Vanke MTN005 voted in favor of this proposal, representing 650,000 valid voting rights, accounting for 1.76% of the total voting rights; a total of 29 holders or proxies of 22 Vanke MTN005 voted against this proposal, representing 35,820,000 valid voting rights, accounting for 96.81% of the total voting rights; all other voting rights were abstained.

In accordance with the provisions of the Regulations for Holders' Meetings of Non-Financial Enterprise Debt Financing Instruments in the Interbank Bond Market (《銀行間債券市場非金融企業債務融資工具持有人會議規程》) and the issuance document of this tranche of bonds, this resolution shall only take effect upon approval by holders representing more than 90% of the total voting rights for this tranche of debt financing instrument. Therefore, this resolution of this holders' meeting for 22 Vanke MTN005 has not taken effect.

Proposal 2: Proposal to adjust the arrangement for principal and interest payment of the medium-term notes and increase corresponding credit enhancement measures. (special resolution)

A total of 4 holders or proxies of 22 Vanke MTN005 voted in favor of this proposal, representing 1,180,000 valid voting rights, accounting for 3.19% of the total voting rights; a total of 29 holders or proxies of 22 Vanke MTN005 voted against this proposal, representing 35,820,000 valid voting rights, accounting for 96.81% of the total voting rights.

In accordance with the provisions of the Regulations for Holders' Meetings of Non-Financial Enterprise Debt Financing Instruments in the Interbank Bond Market and the issuance document of this tranche of bonds, this resolution shall only take effect upon approval by holders representing more than 90% of the total voting rights for this tranche of debt financing instrument. Therefore, this resolution of this holders' meeting for 22 Vanke MTN005 has not taken effect.

Proposal 3: Proposal to increase credit enhancement measures acceptable to investors and conditionally adjust the arrangement for principal and interest payment of the medium-term notes. (special resolution)

A total of 4 holders or proxies of 22 Vanke MTN005 voted in favor of this proposal, representing 6,400,000 valid voting rights, accounting for 17.30% of the total voting rights; a total of 27 holders or proxies of 22 Vanke MTN005 voted against this proposal, representing 30,120,000 valid voting rights, accounting for 81.41% of the total voting rights; all other voting rights were abstained.

In accordance with the provisions of the Regulations for Holders' Meetings of Non-Financial Enterprise Debt Financing Instruments in the Interbank Bond Market and the issuance document of this tranche of bonds, this resolution shall only take effect upon approval by holders representing more than 90% of the total voting rights for this tranche of debt financing instrument. Therefore, this resolution of this holders' meeting for 22 Vanke MTN005 has not taken effect.

Proposal 4: Proposal to increase credit enhancement measures acceptable to investors and conditionally adjust the arrangement for principal and interest payment of the medium-term notes. (special resolution)

A total of 7 holders or proxies of 22 Vanke MTN005 voted in favor of this proposal, representing 26,400,000 valid voting rights, accounting for 71.35% of the total voting rights; a total of 24 holders or proxies of 22 Vanke MTN005 voted against this proposal, representing 10,120,000 valid voting rights, accounting for 27.35% of the total voting rights; all other voting rights were abstained.

In accordance with the provisions of the Regulations for Holders' Meetings of Non-Financial Enterprise Debt Financing Instruments in the Interbank Bond Market and the issuance document of this tranche of bonds, this resolution shall only take effect upon approval by holders representing more than 90% of the total voting rights for this tranche of debt financing instrument.

Therefore, this resolution of this holders' meeting for 22 Vanke MTN005 has not taken effect.

Proposal 5: Proposal to increase credit enhancement measures acceptable to investors and conditionally adjust the arrangement for principal and interest payment of the medium-term notes (special resolution)

A total of 10 holders or proxies of 22 Vanke MTN005 voted in favor of this proposal, representing 27,295,000 valid voting rights, accounting for 73.77% of the total voting rights; a total of 21 holders or proxies of 22 Vanke MTN005 voted against this proposal, representing 9,225,000 valid voting rights, accounting for 24.93% of the total voting rights; all other voting rights were abstained.

In accordance with the provisions of the Regulations for Holders' Meetings of Non-Financial Enterprise Debt Financing Instruments in the Interbank Bond Market and the issuance document of this tranche of bonds, this resolution shall only take effect upon approval by holders representing more than 90% of the total voting rights for this tranche of debt financing instrument. Therefore, this resolution of this holders' meeting for 22 Vanke MTN005 has not taken effect.

Proposal 6: Proposal to extend the grace period for this tranche of medium-term notes. (special resolution)

A total of 12 holders or proxies of 22 Vanke MTN005 voted in favor of this proposal, representing 34,082,000 valid voting rights,

accounting for 92.11% of the total voting rights; a total of 21 holders or proxies of 22 Vanke MTN005 voted against this proposal, representing 2,918,000 valid voting rights, accounting for 7.89% of the total voting rights.

In accordance with the provisions of the Regulations for Holders' Meetings of Non-Financial Enterprise Debt Financing Instruments in the Interbank Bond Market and the issuance document of this tranche of bonds, this resolution shall only take effect upon approval by holders representing more than 90% of the total voting rights for this tranche of debt financing instrument. Therefore, this resolution of this holders' meeting for 22 Vanke MTN005 has taken effect.

The meeting was witnessed by Ms. Liang Xiaohua and Ms. Guo Qiong, lawyers appointed by Sundial Law Firm, which was engaged by the issuer. The aforesaid witnessing lawyers issued a legal opinion, and are of the view that the convening, holding and voting procedures of this meeting, the qualifications of the attendees, the validity of voting rights, the type of resolutions, validity of the meeting, status of resolutions and other matters are all in compliance with provisions of the laws, regulations and self-regulatory rules and provisions in the issuance document.

III. The Company's Response to the Resolutions

The issuer accepts the voting results of the bondholders'

meeting. Moving forward, the issuer will communicate and negotiate honestly with all parties, study and improve the initiatives, continue to seek solutions for this tranche of bonds and safeguard the long-term common interests of all parties. At the same time, in order to protect the interests of the bondholders, the issuer makes the following commitments regarding matters related to this tranche of medium-term notes:

Following the extension of the grace period of this tranche of medium-term notes, its repayment priority shall not be lower than that of all bonds issued by the issuer with an initial maturity date later than this tranche of medium-term notes (i.e., bonds maturing after the original payment date of 28 December 2025, hereinafter referred to as “Bonds Maturing Thereafter”). Prior to the payment of outstanding principal and accrued interest of this tranche of medium-term notes, the issuer shall not make principal payments on any Bonds Maturing Thereafter. For this extension of grace period, only the payment term of this tranche of the medium-term notes is adjusted and the original repayment priority established on 28 December 2025 remains unchanged. If the issuer makes unauthorized principal payments on the Bonds Maturing Thereafter, the outstanding principal and interest of this tranche of the medium-term notes shall

immediately become due and payable.

This announcement is hereby made.

China Vanke Co., Ltd.

26 December 2025