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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 announcement is hereby set out as follows and is for reference only.

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

Shenzhen, the PRC, 21 January 2026

As at the date of this announcement, the Board of the Company comprises Mr. Huang Liping, Mr. HU Guobin, and Mr. LEI Jianguo as non-executive directors; Ms. WANG Yun as an executive director; and Mr. LIU Tsui Bun Bennett, Mr. LIM Ming Yan, Dr. SHEM Heung Yeung Harry and Mr. ZHANG Yichen as independent non – executive directors.

* For identification purpose only

**ANNOUNCEMENT ON RESOLUTIONS AT THE 2026 FIRST
BONDHOLDERS' MEETING IN RELATION TO CHINA VANKE CO., LTD.*
2021 CORPORATE BONDS SPECIALIZED IN RENTAL HOUSING TO
QUALIFIED INVESTORS IN PUBLIC (FIRST TRANCHE) (VARIETY II)**

In order to steadily promote the repayment of the principal and interest of China Vanke Co., Ltd. 2021 corporate bonds specialized in rental housing to qualified investors in public (first tranche) (variety II) (hereinafter referred to as the “Bonds” or “21 Vanke 02”), a meeting of holders was hereby convened to consider matters related to the extension of the Bonds.

According to the regulations of Administrative Measures for the Issuance and Trading of Corporate Bonds (《公司債券發行與交易管理辦法》), the Prospectus of China Vanke Co., Ltd. 2021 Corporate Bonds Specialized in Rental Housing to Qualified Investors in Public (First Tranche) (the “Prospectus”), the Rules of the Meetings of Bondholders of China Vanke Co., Ltd. 2020 Corporate Bonds Specialized in Rental Housing to Qualified Investors in Public (the “Rules of the Meetings of Bondholders”), and requirements of the Notice of 2026 First Bondholders’ Meeting of China Vanke Co., Ltd. 2021 Corporate Bonds Specialized in Rental Housing to Qualified Investors in Public (First Tranche) (Variety II), the Supplemental Notice of 2026 First Bondholders’ Meeting of China Vanke Co., Ltd. 2021 Corporate Bonds Specialized in Rental Housing to Qualified Investors in Public (First Tranche) (Variety II) and the Supplemental Notice (2) of 2026 First Bondholders’ Meeting of China Vanke Co., Ltd. 2021 Corporate Bonds Specialized in Rental Housing to Qualified Investors in Public (First Tranche) (Variety II), CITIC Securities Co., Ltd. (hereinafter referred to as “CITIC Securities”, a trustee of the Bonds) convened the 2026 first bondholders’ meeting of China Vanke Co., Ltd. 2021 Corporate Bonds Specialized in Rental Housing to Qualified Investors in Public (First Tranche) (Variety II). The relevant details of this meeting are as follows:

I. Basic Information of the Meeting

1. Convener of the meeting

CITIC Securities Co., Ltd.

2. Voting time of the meeting

19 January 2026 at 9:00 a.m. to 20 January 2026 at 17:00 p.m.

3. Voting form of the meeting

Voting by means of communication.

4. Debt registration date

The debt registration date of the bondholders' meeting was 16 January 2026 (based on the bondholders register of "21 Vanke 02" provided by the Shenzhen Branch of China Securities Depository and Clearing Corporation Limited after the market close in the afternoon of 16 January 2026).

5. Attendance and voting by means of communication

Voting at the bondholders' meeting was conducted by open ballot. The bondholders shall send the votes to the designated mailbox of CITIC Securities by email in the form of scanned copies, subject to the time of receipt by the designated mailbox of CITIC Securities. The relevant original documents shall be posted to CITIC Securities Co., Ltd. within 5 working days after the convening date of the meeting.

II. Matters Considered by the Meeting, Attendance and Voting at the Meeting

Resolution 1: Resolution on Waiver from the Relevant Procedural Requirements for Convening the Meeting

Resolution 2: Resolution on Adjustment of the Arrangement for Repayment of Principal and Interest of Redeemed Portion of Bonds of "21 Vanke 02"

Resolution 3: Resolution on Approval to Extend the Grace Period for Redeemed Portion of Bonds of "21 Vanke 02"

Resolution 4: Resolution on Adjustment of the Arrangement for Repayment of Principal and Interest of Redeemed Portion of Bonds of "21 Vanke 02", Arrangement of Additional Fixed Repayment, and Provision of Credit Enhancement Measures

Resolution 5: Resolution on Approval to Extend the Grace Period for Redeemed Portion of Bonds of “21 Vanke 02”, Arrangement of Additional Fixed Repayment, and Adjustment of the Arrangement for Repayment of Principal and Interest

This meeting was based on the reply slips issued by the bondholders or their proxies, and the attendance of the holders at the meeting was as follows:

Bond abbreviation	Number of bonds with voting rights held by bondholders attending the meeting	Number of existing bonds with voting rights held by bondholders	Proportion
21 Vanke 02	9,939,000	10,321,010	96.30%

As the number of voting rights of the bonds individually or jointly held by the bondholders of “21 Vanke 02” who attended the meeting exceeded 50% of the total number of voting rights of the Bonds, according to the provisions of the Prospectus and the Rules of the Meetings of Bondholders, the bondholders’ meeting was effectively convened.

III. Voting Results

The voting results of the resolutions considered at the meeting were as follows:

Bond abbreviation	Resolutions at the meeting	For			Against		Abstain		Passed or not
		Number (votes)	Percentage of total voting rights	Percentage of voting rights held by bondholders attending the meeting	Number (votes)	Percentage of total voting rights	Number (votes)	Percentage of total voting rights	
21 Vanke02	Resolution 1: Resolution on Waiver from the Relevant Procedural Requirements for Convening the Meeting	9,532,000	92.36%	95.91%	407,000	3.94%	-	-	Yes
21 Vanke02	Resolution 2: Resolution on Adjustment of the Arrangement for Repayment of Principal and Interest of Redeemed Portion of Bonds of “21 Vanke 02”	1,079,100	10.46%	10.86%	7,131,910	69.10%	1,727,990	16.74%	No
21 Vanke02	Resolution 3: Resolution on Approval to Extend the Grace Period for Redeemed Portion of Bonds of “21 Vanke 02”	2,521,300	24.43%	25.37%	5,489,310	53.19%	1,928,390	18.68%	No
21 Vanke02	Resolution 4: Resolution on Adjustment of the Arrangement for Repayment	9,507,000	92.11%	95.65%	430,000	4.17%	2,000	0.02%	Yes

Bond abbreviation	Resolutions at the meeting	For			Against		Abstain		Passed or not
		Number (votes)	Percentage of total voting rights	Percentage of voting rights held by bondholders attending the meeting	Number (votes)	Percentage of total voting rights	Number (votes)	Percentage of total voting rights	
	of Principal and Interest of Redeemed Portion of Bonds of “21 Vanke 02”, Arrangement of Additional Fixed Repayment, and Provision of Credit Enhancement Measures								
21 Vanke02	Resolution 5: Resolution on Approval to Extend the Grace Period for Redeemed Portion of Bonds of “21 Vanke 02”, Arrangement of Additional Fixed Repayment, and Adjustment of the Arrangement for Repayment of Principal and Interest	3,439,510	33.33%	34.61%	4,779,500	46.31%	1,719,990	16.66%	No

IV. WITNESSING BY LAWYER

The meeting was witnessed by : Sundial Law Firm, and Sundial Law Firm is of the opinion that the convening and holding procedures of the holders' meeting were in compliance with the relevant laws, regulations, normative documents such as the Administrative Measures for the Issuance and Trading of Corporate Bonds and Rules for the Listing of Corporate Bonds on the Shenzhen Stock Exchange, etc., as well as the relevant provisions of the Prospectus and the Rules of the Meetings of Bondholders. The qualification of convener and persons attending the meeting were legal and valid, and the procedures and resolutions of voting were legal and valid.

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CITIC Securities Co., Ltd. (the common seal)

20 January 2026