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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 IN RELATION TO WITHDRAWAL OF APPLICATION FOR
PROPOSED SPIN-OFF AND SEPARATE LISTING OF THREE WAREHOUSE
LOGISTIC PARK PROJECTS THROUGH A PUBLICLY TRADED
INFRASTRUCTURE SECURITIES INVESTMENT FUND ON THE SHENZHEN
STOCK EXCHANGE AND APPROVAL OF SUCH WITHDRAWAL**

Reference is made to the announcement of China Vanke Co., Ltd.* (the “**Company**”) dated 1 March 2024 in relation to, among others, that the Company proposed to commence the application process for the listing of a real estate investment trust (the “**Project**”) with certain high-standard warehouse logistic parks owned by VX Logistic Properties and received the notice of acceptance from the CSRC on 1 March 2024 (the “**First Announcement**”). Unless otherwise requires, capitalised terms used herein shall have the same meanings as those defined in the First Announcement.

After comprehensive consideration of various factors including, among others, the objective external environment and market environment, together with thorough communication as well as prudent reasoning and analysis among relevant parties, the REIT manager and the ABS manager have applied to the CSRC and the Shenzhen Stock Exchange for the withdrawal of the application documents on the Project on 14 January 2026, and the application process for the Project with the CSRC and the Shenzhen Stock Exchange has been terminated as at 23 January 2026.

The termination of the review of the application and withdrawal of the application documents will have no material and adverse effect on the daily production and operation of the Company. The Company will recommence the application process as and when appropriate pending the optimal conditions.

Shareholders and potential investors of the Company are advised to exercise caution when dealing in the securities of the Company.

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

Shenzhen, the PRC, 23 January 2026

As of the date of this announcement, the Board comprises Mr. HUANG Liping, Mr. HU Guobin and Mr. LEI Jiangsong as non-executive directors; Ms. WANG Yun as an executive director; 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