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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)

VOLUNTARY ANNOUNCEMENT THE APPROVAL OF THE REGISTRATION OF THE CICC-SCPG REIT FROM CSRC

This announcement is made by China Vanke Co., Ltd.* (the “**Company**”, together with its subsidiaries, the “**Group**”) on a voluntary basis.

SCPG Holdings Co., Ltd. (“**SCPG**”, a retail property development and operation platform of the Group), an associated company of the Company, formally applied to the China Securities Regulatory Commission (“**CSRC**”) for the registration of CICC-SCPG Consumption Infrastructure REIT* (“**CICC-SCPG REIT**”) on 26 October 2023 as the promoter of CICC-SCPG REIT.

On 26 November 2023, the registration of the CICC-SCPG REIT was approved by the CSRC (“**Approval**”), as one of the first batch of domestic consumption infrastructure REITs. The Company hereby announces the following information related to the CICC-SCPG REIT on a voluntary basis:

I. MAIN CONTENT OF THE APPROVAL

The CICC-SCPG REIT, with CICC Fund Management Co., Ltd. as its fund manager and China Merchants Bank Co., Ltd. as its custodian bank, shall be a contractual closed-end fund with a contract term of 25 years, and shall issue a total of 1 billion units.

II. BASIC INFORMATION OF THE TARGET INFRASTRUCTURE ASSET

The target infrastructure asset of the CICC-SCPG REIT is Hangzhou Xixi In-City, and its original equity holder is SCPG Commercial Properties Co., Ltd.*, a subsidiary of SCPG.

Hangzhou Xixi In-City is located in Yuhang District, Hangzhou, Zhejiang, with a total construction area of 249,701.38 square meters, of which the commercial construction area and leasable area are 144,125.83 square meters and 99,964.40 square meters, respectively, making it the largest TOD (“Transit-oriented Development”) shopping center in terms of single block construction area in the west of Hangzhou.

The total turnover of Hangzhou Xixi In-City in 2022 exceeded RMB3.5 billion, and the turnover in the first half of 2023 exceeded RMB2.1 billion. The annual weighted average occupancy rate of Hangzhou Xixi In-City from 2014 to 2022 was 98.2%, and the occupancy rate as of 30 June 2023 reached 99.2%. Hangzhou Xixi In-City was valued at RMB3.959 billion.

For details of the above target infrastructure asset, please refer to the offering documents in relation to the CICC-SCPG REIT disclosed on the Shenzhen Stock Exchange.

The successful issuance of the CICC-SCPG REIT will help to activate commercial real estate stock projects of SCPG, gain access to exit channels for heavy asset businesses, enhance the operational efficiency of the shopping centers, attract capital for investment and increase liquidity.

SCPG will devote efforts to advancing the relevant work in respect of the issuance of the publicly offered infrastructure REIT. The Company will make further announcements in accordance with the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited and other applicable laws and regulations according to the progress of relevant matter in due course.

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

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

Shenzhen, the PRC, 27 November 2023

As at the date of this announcement, the Board comprises Mr. YU Liang, Mr. ZHU Jiusheng and Ms. WANG Yun as executive directors; Mr. XIN Jie, Mr. HU Guobin, Mr. HUANG Liping 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*